Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 28, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/14/23

IV. REPORTS

V. OLD BUSINESS

A. DC#23-065 - Arlington 425/Campbell Bldg. - 225 W. Campbell St. - CBD Mixed-Use

B. DC#23-029 - Full Circle Communities-Grace Terrace - 1519 S. Arlington Heights Rd. / Institutional

VI. NEW BUSINESS

A. DC#23-064 - 709 W. Fairview St. / Single-Family Addition

B. DC#23-055 - Chase Bank - 585 E. Palatine Rd. / Commercial

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
11/28/2023

Item: Minutes - 11/14/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Minutes - 11/14/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 14, 2023

Acting Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald
Members Absent:	Jonathan Kubow, Chair Scott Seyer
Also Present:	Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building* Robert Losselyoung, Tinaglia Architects for *Arlington 425/Campbell Building* Kelle Bruckbauer, Tinaglia Architects for *Arlington 425/Campbell Building* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 24, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF OCTOBER 24, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt explained that with 3 of the 5 commissioners here tonight, a unanimous vote is required for a motion to pass. The petitioner has the option to continue the review of their project to a future meeting where more commissioners are in attendance.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-059(H) – 208 N. Haddow Ave.

There was no one present on behalf of the project. Mr. Hautzinger said that the petitioner contacted Staff to request that the review of this project be continued to the December 12, 2023 Design Commission meeting.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF 208 N. HADDOW AVE. (DC#23-059H) TO THE DESIGN COMMISSION MEETING ON DECEMBER 12, 2023, AS REQUESTED BY THE PETITIONER.

FITZGERALD, AYE; KINGSLEY, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. CBD MIXED-USE REVIEW

DC#23-065 – Arlington 425/Campbell Building – 225 W. Campbell St.

Bruce Adreani, representing *Norwood Builders*, Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The Arlington 425 project was reviewed by the Plan Commission and approved by the Village Board in 2021 for Rezoning, Planned Unit Development, Land Use Variation and other variations. The project also received Design Commission approval on March 30, 2021, and a rendering of the design approved in 2021 is being shown up on the screen for reference. At that time, 3 buildings were reviewed and approved, which included a 5-story building facing Chestnut Avenue, a 10-story multi-family residential building facing Campbell Street, and an addition to the existing village garage. Two garage options were reviewed and approved at that time; a 4-story and a 5-story version. The petitioner is here tonight because they are proposing some changes to the exterior design of the Campbell Street building only.

Mr. Hautzinger clarified for those in the audience, that the changes being proposed and reviewed tonight will not require a PUD amendment, because only architectural changes are being proposed to the exterior of the building; therefore, it is the Design Commission's purview to review the changes tonight, and the Design Commission has the authority to approve the changes. The Village Board will not be re-reviewing this PUD for the overall development due to the proposed exterior changes. However, if the petitioner is unhappy with the decision of the Design Commission, they would have the option to appeal to the Village Board.

Mr. Hautzinger continued with an overview of the changes being proposed to the Campbell Street building. The stone base on the building was reduced from a 2-story feature to a single-story feature; the height of the brick has been lowered to be within four floors of the top of the building; the previously approved EIFS synthetic stucco material on the upper portion of the building will be expanded from two-stories to four-stories; the balconies on the east and west elevations have been removed, but balconies still remain on the north and south elevations of the building. The detailing of the main glass curtain wall feature on the north elevation was changed to be individual window units with bronze aluminum panels at the floor lines; the location of the balconies on the north elevation have been moved together; and stone lintels above all of the window openings have been added in the brick area. Those are the main changes to the building, although there are a few other details outlined in more detail in the staff report. Staff has no objection to the single-story base because it still accomplishes the goal of defining the first-floor uses as being visually separate from the residential units above; however, Staff recommends that the Design Commission evaluate the height of the brick that has been lowered a couple of stories, which changes the proportions of the building, resulting in the top feature of the building and the body of the brick almost looking equal. Staff is recommending the Design Commission evaluate the revisions, with a recommendation to increase the amount of brick. Two options to increase the amount of brick were presented shown with red marks on the rendering.

Mr. Adreani said that they were previously before the Design Commission with a great plan and they feel they have an even better plan now. They are basically proposing different types of products based upon the input from their construction team, with the changes being presented tonight. They appreciate Staff's comments and some of the things being suggested, and he hopes the commission likes some of the things they are proposing, with a happy medium they can come to.

Mr. Losselyoung presented material samples which are the same as previously approved. He said the changes come down to economics. They have been tasked to look at many different suggestions for the exterior skin of the building, and while they have incorporated a few items being shown tonight, there are certainly others they did not include because they felt it was important to maintain a certain character for the building that still exists from the original design. The main relief they are asking for is in the height of the brick and the height of the stone. The balconies being removed from the end units was a function of the floor plan design, the unit design; when everything was laid out to move forward with that, there was realistically only an opportunity for one balcony on the end with the units, and it would be off-center.

They did not like the way it balanced, so they chose to remove those balconies. He added that currently 46% of the units have balconies, which is what they are proposing to move forward with at this time. Mr. Losselyoung said that during their internal meetings they discussed a material change and/or more design changes to the building; however, they are under a time crunch where they have to have a building permit in hand by May 1 of next year, otherwise they lose the approved PUD for the project. This means that drawings need to be completed and submitted to the Village by March 1. Based on Staff's review and comments, they pushed hard to try and provide a revised design that they feel still accomplishes the original character, the original scale, and the proportion of the building that was previously approved, with only a little relief on a few items. As the Architects, they feel comfortable with these elements and feel this will still be a magnificent building in the downtown. The porte-cochere will remain, and the main entry with the glass wall will remain, albeit they are asking for relief from the curtain wall to more of an aluminum storefront solution there, which is a significant cost savings. All these little items add up to quite a bit in the end, and require them to come back for approval of these changes.

Acting Chair Eckhardt asked the petitioner if they received Staff's comments prior to this meeting and Mr. Losselyoung said that they did. Acting Chair Eckhardt opened public comment on the changes being proposed for the Campbell Street building.

PUBLIC COMMENT

Michael Rapp, 37 S. Chestnut Ave. He is a resident of the townhomes to the south of this site and has a bird's eye view of this development and is very much interested in how this is going to go forward. He wants to make sure that this will be an aesthetically and functionally good addition to the neighborhood and is glad that this is going to this stage. He asked how the parking garage will look from the south end of the parking garage looking into their development; what will they be seeing. Acting Chair Eckhardt said that tonight's review is only for the changes being proposed for the Campbell Street building, and comments about the parking garage will be addressed when that part of the project is submitted by the petitioner for re-review, which will include renderings, exhibits and materials. Mr. Rapp asked about a timeline for starting construction of the project. Mr. Losselyoung said they are hopeful to start construction within 2 months of receiving the building permit by May 1, with a 17-month construction period for the Campbell building. The parking garage will be constructed at the same time, and the Chestnut building will be part of another phase. As part of the approved PUD, they have 5 years to complete the Chestnut building.

Jerry Schiffman, 1 S. Highland Avenue. He lives across the street to the east of this empty lot. He said the Campbell building is starting to look like a typical office building that is seen everywhere, and he asked if it will be pre-cast panels or actual masonry construction. Mr. Losselyoung said it is masonry construction. Mr. Schiffman asked if it will be brick with a block back-up, and Mr. Losselyoung said the first-floor will be cast in place concrete, the upper 9 floors will be cold form metal steel with the brick and EIFS in front of it. Mr. Schiffman asked if the bottom stone is clad on top of the concrete. Mr. Losselyoung said there will be masonry block and concrete piers on the first-floor and then stone in front of it. Mr. Schiffman said there are no balconies on either side of the building, and every building he is aware of in the downtown has 100% balconies; the 44 Vail building, the Campbell building, the building where he lives, and even Evergreen has 100% balconies. To get away with only 40% balconies on this building will not look as good, and the stacked balconies right next to each other do not break up the facade of the building and looks too flat to him. He understood cost, because it is always important, but if there is money pressure here, we do not want to have to sacrifice what has already been built just for the sake of money. His biggest question is do they have the money now to do all this at one time, because this is going to be a nightmare construction project. The Village is going to lose business downtown, there will be no parking, there will be dust and dirt, and he is concerned about what will happen to the community while this is under construction, and if the money is not in place up front, how long is it going to be dragged out until it is done.

Acting Chair Eckhardt said that concerns about what will happen to the surrounding neighborhood during construction should be addressed by the petitioner tonight; these are important things to ask. Mr. Adreani acknowledged that it will be up to them to maintain the area during construction, and if they fail in some respect, they will be notified by the Village. They have interest in the neighborhood and are stakeholders within the neighborhood, and they expect nothing

less than to do what they have done before in the past.

Mr. Schiffman said there was something in the original plan about access being cut in from Highland Avenue into this property, which will result in a loss of street parking, and since the petitioner said that they do not know when the second building will be built, he questioned why not just access the site from Chestnut Street, and when the new building is built, they can do what they did in his building which was create a giant hole in the wall for access to other buildings. Because not only are they not getting any public parking from this project, they will lose city parking, which is so important especially now that Arlington Al Fresco has been so successful. Mr. Losselyoung said that they were granted 7 parking spaces as part of the approved PUD for the project. Mr. Schiffman asked if public parking will be allowed in the new parking garage and Mr. Adreani replied that the first-floor of the garage will have commercial parking, and residents of the affordable housing units will be allowed to park in the Vail garage, per Village code.

Kelly Claytor, 1 S. Highland Avenue. She is late to the game because she moved in around the time this project was first presented, and she has more concerns about the development density than the aesthetics at this point in time. She shared the same concerns as Mr. Schiffman, regarding the quality of the exterior of the building and the understanding of the need for cost savings; however, not at the expense of the rest of the Village and the homeowners around it like herself. She asked if the commissioners have thought about and asked how it ended up that the Master Plan said 6 to 8-stories for this site, and here we are at 10-stories, and the expense related to that, although she understands that is not for tonight. Acting Chair Eckhardt reiterated that this project has already been approved. Ms. Claytor repeated that she is late to the game and because it happened during a pandemic, she wants to also say that the downtown and Al Fresco has changed the dynamic of the Village, and the traffic coming in has changed as well. There are near daily close calls with pedestrians and cars, and this is not going to help. She is concerned about what will happen as a result. Those are her primary concerns, but she would like to consider that, and she understands the aesthetics are what they are, but not at the expense of the character of the Village.

Acting Chair Eckhardt said that the issue of Al Fresco is something the petitioner has probably not completely explored yet, and it appears that there will be circulation around this property during Al Fresco. Mr. Hautzinger apologized if he was not clear during his earlier presentation when he said that the Design Commission's purview is only regarding architectural design, and everything else about this project has already been reviewed and approved. Comments regarding the architecture are welcome tonight. The Chairman, the Design Commissioners, and the petitioner may be willing to answer some questions about the project as a courtesy, but the commissioners are not here tonight to debate the density, the height of the building, traffic concerns; nothing can be accomplished tonight regarding any of those matters. Acting Chair Eckhardt wanted the residents here tonight to have an opportunity to talk with the petitioner who is here tonight, to ask questions and/or concerns about operational matters. The height of the building and other similar matters about the development have already been approved.

Gabriela Rojek, 104 S. Highland Avenue, which is on the corner of Highland and Sigwalt. She understood that nothing can be changed and that tonight's review is just for the visuals. She did not specifically like it very much, but it is done. She said the changes shown tonight do not improve anything and she understands it is all about costs. She has a lot of concerns about the traffic that will be going around here. She has lived in the corner home for 35 years, and she appreciates all the improvements and how things developed over the years, but at times the Village does not really appreciate the congestion and the danger of all the traffic that has moved in. For 35 years she has called the Police Department to try to make them aware of the problems with traffic. This is not going to make it any better, it is going to be worse. From where she sits on her porch and sees all the near misses, not only vehicular but pedestrian, the Village is exposing themselves and everybody else as a resident and taxpayer, of a huge liability. Her home was built in 1929 and has plaster walls, and when the Sigwalt townhomes were built at the south end of this site, the truck traffic and the weight of all the truck traffic caused her walls and ceilings to crack. She is concerned about the length of this construction and what is going to happen. She does not look forward to 17 months of construction.

Ms. Rodriguez, 18 S. Mitchell Avenue. She lives one block west of the site and her block consists of beautiful, single-family homes that are well taken care of. From her home she will only see the top 4 floors of the Campbell building, and with the changes presented tonight she will no longer be seeing any balconies, just plaster, so it would really be

in significant contrast to the neighborhood feel that they have just one block away, to a building that will look medical and just not a fit to the general environment of what being close to downtown Arlington Heights. It is something that we care so much about and appreciate so much about. So aesthetically, the lack of balconies, the loss of brick, losing all of that character is going to be all that they see from just a block away. She hopes the commissioners will consider that; what the experience is for the residents who invested in this neighborhood and who want to have the character of this to fit the broader character of downtown Arlington Heights. Acting Chair Eckhardt asked for clarification that her concern is with the top two floors of the building, and Ms. Rodriquez said that it is the whole building which she will also see when she walks the neighborhood, not just from her home.

Tim Meyer, 29 S. Mitchell Avenue. He has been following this project for quite some time and thought things were done. He is surprised to hear that changing the second-floor from business to residential in order to increase the density, is a change that does not require any additional approvals. Mr. Losselyoung replied that the change from commercial to residential at the second-floor was approved in 2021. Mr. Meyer appreciated Mr. Adreani being here and wanted to share the following: he understands that the building went from 8 to 10 stories and he understands why, but when the residents were originally sold this entire parcel here, they were told that the center of this block would be the tallest part, and then it would step down toward the community. Instead, what we have today is a hole in the middle of the block, with an enormous wall that goes up right against all of their homes. He is really concerned about Mr. Adreani also owning all of the land at the southwest corner of Campbell and Chestnut, and that he is going to also put up a building across the street on Chestnut, and it will probably be an apartment building, and who knows how high that is going to be, because now he has a 10-story building across the street. Does that mean he can go 8-stories on their block, or does that mean he can go to 6-stories on their block? What does that mean in terms of design for their community, if we have put up such a huge wall at the edge of one and a half and 2-story homes. What does that mean for the future of our block and our neighborhood that we are just watching this happen and we are being told that well, you have had your chance during the pandemic to have something to say about that, when in fact, we never got a letter telling us that this was going on. You are increasing the density of this building and you are also including low-income housing units, but with an increased density to the building, that means that there is an even more percentage of low-income housing. What percent of this building is low-income housing, because we are not buying out, no longer in Arlington Heights are we buying out not having put low-income housing in. Mr. Adreani clarified that it is not low-income housing; it is called affordable housing that is 60% of the median income, and there will be 24 units. Acting Chair Eckhardt added that there are some developers that buy out the affordable housing component, but this petitioner has chosen to provide affordable units in this building that will allow people to move into Arlington Heights.

Mr. Meyer said that although the rendering being shown tonight is a great illustration of the Campbell building, it does not accurately show the context of the surrounding community. What we are really dealing with here is a 10-story building next to a 10-story building, and that creates a huge corridor of 10-stories on either side of that which will be a huge wind tunnel for anybody visiting the Village, and then a 10-story wall is being created right next to and across the street from 1-1/2-story homes. How is that a design win for us? He felt like the ball was really dropped in stepping down to the neighborhood.

Acting Chair Eckhart closed the public comment portion of the meeting.

The commissioners summarized their comments. Commissioner Kingsley thanked the public for their comments and reiterated that this commission's charge is to look at just the architecture and the materials, not the massing; however, the commissioners appreciate those who came out tonight to stand up for what they feel is right for Arlington Heights. She thanked the petitioner for the nice presentation and said the changes being proposed are well illustrated. The project was approved a few years ago and the petitioner has said that they are coming back for economic reasons, with slight changes in the design and where materials are located. Mr. Adreani replied that these changes were predicated on their construction consultant feeling that they can keep the same types of products in certain locations, just move them around within the building, which does save them money. Commissioner Kingsley said the changes have resulted in the building being aesthetically different with less brick, and she asked if the color palette has changed. Mr. Adreani said it has not. She asked if the EIFS that is now on the top 4 floors of the building is the same color as the Azek color sample, and Mr. Losselyoung said that it is. She asked about the color of the new limestone lintels

above the windows, and Mr. Losselyoung explained that the buff color is the field color on the base, the trim pieces are white, and the lintels will be a warm color to match the stone accent pieces. Commissioner Kingsley said a sample of that color would be helpful because she hopes it is not too grey. She also asked if the material being introduced in the spandrel panel of the aluminum storefront on the north elevation is the same material previously approved but just extended, and Mr. Losselyoung said that it is.

Commissioner Kingsley really liked that the main entrance that was changed to a straight line, it previously had an arch to it and she felt the change was a really good one; however, the other changes that were made sadden her. She is glad to see this is a traditional building and that it is being done in brick, but the difficulty with doing traditional architecture is that there are rules that have to be followed. In a traditional form, there is a base, a middle/shaft, and a capital/attic, and there is a proportion to that. Comparing the current design to the previous version, the previous version where she felt it was not entirely successful, was more successful. The illustration shows the base that is 2-stories high and gives the building something to stand on, the top of the building is a little too tall, and the center piece is a pretty good proportion; a pretty solid base, a shaft, and then a little attic. She referred to the current design which almost looks top heavy, even though it is a lighter material; therefore, she is really not in favor of that. She referenced the Metropolis building as a good example of having a good base, shaft and attic. She wanted to see the stone raised up one-story and the brick continued to the top 2-stories. As far as the balconies, she understood about the floor plan issue, which is unfortunate, because when looking at the building now, there is very little relief on the east and the west elevations, and it looks more like a warehouse or like a loft building, but there will not be a lot of relief. If a balcony cannot be built out, then a balcony should be within the footprint. The east facade of the original design almost looks like there is a recess in the building because of the shadow of the balcony above; therefore, she is a proponent for the balconies being put back in, even if there is just one row. Commissioner Kingsley also said that the limestone lintels are okay, but she liked the brick soldier course little bit better. She felt that the shaft of the building looked a little thinner and taller and lighter than breaking it up with the limestone lentils. That is where she stands, and if it is not economical, she does not know what to do. This is a traditional building and some of those rules have to be looked at again.

Commissioner Fitzgerald agreed with all the comments made by Commissioner Kingsley and did not have much more to say. He commented that one of the residents stated tonight that the building is losing character, which he sees and he agrees. From a distance, the building is going to look average, it lost so much from the original design, and looking at the aesthetic of the building does nothing for him. He had no further comments.

Acting Chair Eckhardt said the revised entrance feature is successful and he liked it better than the big curtain wall scheme because it breaks it down and he likes the rhythm of it. He had the same thoughts as Commissioner Kingsley about the classic nature of the building; when he looks at the current design it looks like two buildings, a lower building and an upper building, and it does not look like the same building. He said that the brick needed to go higher; he liked the previous design where the brick went up and there was a base, a capital, and then the building in between the two. He was either/or on the lintels, he felt they added color. He was unsure about the ends of the building being flat without any balconies, while the front and back of the building has balconies; this is a little odd and does not work for him. He was also concerned that the top floor of the building, which will have the best view and the highest rent, does not have balconies. While he appreciated the petitioner's consultants advising them of the appropriate number of balconies in a mixed-use building like this, he felt that eliminating the balconies on the ends of the building has hurt the aesthetic of the building as a whole. He was not convinced that the side elevations can be flat and the front and back of the building can be articulated. He felt strongly that the brick needs to go higher, and he referred to the previous design that illustrates everything Commissioner Kingsley talked about with regards to the top of the building being the capital, which is about the same size as the bottom of the building. The ground-floor is important and he liked the ground floor in the original design and in the revised design, but from a distance he was bothered by the change to the ground-floor in the revised design. He had no further comments.

Mr. Adreani referred to Option 1 shown in the Staff report. He suggested raising the brick up in the center of the end elevations just one floor instead of the 2 floors as suggested by Staff, which will be similar to the change made on the front elevation, and he suggested adding one row of balconies on the side elevations. He said those are some of the

things they can do to gain relief from that particular wall that the commissioners commented about. He also liked the comments made about the entrance, where it is now straight across instead of arched. He liked the lintels, which add something to the design rather than just blending in with the color. He was happy to go over more of the comments that were made by the commissioners to try to come to some point where it would be beneficial for both.

Commissioner Kingsley reiterated that the base of the building was made smaller and the attic was made bigger, which feels heavy, and Staff's suggestion to have it undulate on the side of the building does not help as much as having it read as three layers. Commissioner Fitzgerald said that although the sketch from Staff is better than what is being presented tonight by the petitioner, it is still top heavy. Even with three floors at the top and one floor at the base, it just seems heavy and looks like a different building put on top of it.

Acting Chair Eckhardt said that it did not appear there would be a unanimous vote from all three commissioners tonight, and he did not want to slow the approval process down. He suggested a motion to continue the project, because this building is too important to come up with a solution describing what should be done. The petitioner can work with Staff and return for another review to present alternatives based on the comments made tonight. He clarified that something needs to be done to balance the proportions of the height, and the sides of the building need to be looked at. Commissioner Fitzgerald questioned the petitioner's timeframe and the petitioner said they want to return to the next meeting in two weeks, and could provide revisions within 4-5 days. Mr. Hautzinger pointed out the short week due to the holiday next week and the time needed for Staff to review the changes and prepare the packet for the next meeting. Mr. Adreani said that architectural changes need to be done and the rendering updated. He appreciated all the comments, which will somehow, in some way be incorporated within the next submission.

Acting Chair Eckhardt said that a commitment from the petitioner about what they intend to do with the design is more important than a perfect rendering at the new review. Mr. Losselyoung said that because of their timeline, their goal would be for the project to be reviewed at the next meeting on November 28. Based on the comments made tonight, he asked if raising the base of the building is a must, and Commissioner Fitzgerald replied that working on the top of the building was more important to him than raising the base, although in a perfect world both would be great. Acting Chair Eckhardt agreed. Commissioner Kingsley said that while the commissioners do appreciate suggestions from Staff, it is ultimately up to the commissioners, and there are 5 commissioners on this commission who all have an opinion. Maybe the next meeting will have all 5 commissioners in attendance, and only 3 votes are needed for a motion to pass. She reiterated that she did not like the up and down crenellation of the brick, and she will not be in favor of it. She acknowledged that this detail was in the previous design, but she particularly did not care for that if it ends up with 3-stories at the top. If the petitioner really wants it and ends up with just 1-story somewhere, that was okay for her. She also felt that the base needed to be 2-stories; however, if the petitioner can show how something else makes the proportion look good, then go for it. She liked the changes that were made in the center portion of the building, how the curtain wall was broken down, so she would leave it up to the petitioner to come up with an alternative.

Mr. Hautzinger said that it was not mentioned in the Staff Report, but the change from the curtain wall to the individual window units with the spandrel panels is a nice improvement, and the commissioners all agreed. The commissioners also liked the change at the entrance from the arch design to the straight design. Commissioner Fitzgerald commented about the stone lintels which he was okay with either way, and Acting Chair Eckhardt agreed. He liked all 3 buildings and he understood why the soldier course may not be very visible to some people. Mr. Hautzinger said there is flexibility with a meeting date for the continuation of this project because there is no public notification required in this B-5 zoning district for Design Commission review. However, he said that the 'Agendas & Minutes' page of the Village website, the 'Developments & Projects' page of the Village website, and the Village Facebook page, will all be updated to reflect the next review of this project as soon as the meeting date is confirmed. He suggested a motion to continue the project for a re-review at a future meeting, and Staff will work with the petitioner in terms of scheduling and submitting the necessary drawings.

DRAFT

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF THE ARLINGTON 425/CAMPBELL STREET BUILDING PROJECT (DC#23-065) TO A FUTURE DESIGN COMMISSION MEETING DATE TO BE WORKED OUT BETWEEN STAFF AND THE PETITIONER.

Acting Chair Eckhardt said that the minutes from tonight's meeting will include the conversation about working with the petitioner so they do not fall behind on their schedule to submit things as quickly as possible. Mr. Losselyoung said that because of the timing of this project, they will continue to work on the Campbell building, but OKW Architects will be working on the parking garage, and they will be submitting separately for that portion of the project.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 3. OTHER BUSINESS

Public Comment

Someone in the audience asked a question about the previous project. He said that the section in the middle above the entry of the Campbell building was changed from a curtain wall to a punched window wall, and the petitioner mentioned storefront material. He asked if that had to have operable vents in it and if it would be thermally broken, and the Mr. Losselyoung replied that it will meet all required energy codes.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
11/28/2023

Item: DC#23-065 - Arlington 425/Campbell Bldg. - 225 W. Campbell St. - CBD Mixed-Use

Department: Planning & Community Development Department

Requested Action

Approval for design revisions to a previously approved new multi-story building in the Downtown.

Recommendation

It is recommended that the Design Commission approve the proposed design revisions for the Arlington 425 Campbell Street building at 225 W. Campbell Street. This recommendation is based on the revised drawings received 11/17/23, color rendering received 11/21/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits - 11/28/23 Design	Exhibits
Exhibits - 11/14/23 Design	Exhibits
3/30/21 Previously approved Arlington 425 Design - FOR REFERENCE ONLY	Exhibits
DC Minutes 3/30/21	Minutes
DC Minutes 3/12/19	Minutes

Context Photos

Exhibits

STAFF DESIGN COMMISSION REPORT

RE-REVIEW

PROJECT INFORMATION:

Project Name:	Arlington 425
Project Address:	225 W. Campbell Street
Prepared By:	Steve Hautzinger
Date Prepared:	November 2, 2023
Date Revised:	November 21, 2023

PETITIONER INFORMATION:

DC Number:	23-065
Petitioner Name:	Stephen Messutta
Petitioner Address:	CCH LLC 838 Busse Highway Park Ridge, IL 60068
Meeting Date:	November 14, 2023
Revised Meeting Date:	November 28, 2023

Requested Action(s):
Approval for design revisions to a previously approved new multi-story building in the Downtown.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project has been reviewed by the Plan Commission and approved by the Village Board for Rezoning, PUD, Land Use Variation, and other variations. Because this project is required Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****.*"

Background and Summary:
The Arlington 425 project received Design Commission approval on March 30, 2021. At that time, three buildings were reviewed and approved: a five-story multi-family residential building facing Chestnut Avenue, a ten-story multi-family residential building facing Campbell Street, and a four-story parking garage abutting the existing municipal garage.

At this time, the petitioner is proposing exterior changes to the design of the Campbell Street building to reduce the cost of construction. The proposed exterior design changes do not require PUD amendment, only Design Commission approval. Therefore, the Village Board would only review the proposed exterior design changes if the petitioner appeals the Design Commission's determination.

Design Commission Meeting, November 14:
On November 14, 2023, the Design Commission reviewed proposed exterior design changes to the originally approved 2021 design. A summary of the changes reviewed on November 14 was as follows:

- The stone at the base of the building was lowered to a single story around the perimeter of the building except for the entry points to the porte cochere at the North and South sides of the building. The stone was previously two stories in height and bumped up to the third floor in small areas at the East and West elevations.
- The brick around the perimeter was lowered into the second floor area with the reduction in stone height. The brick height was then lowered from the eighth floor down to the sixth floor around the perimeter.

- The brick at the piers for the center section of the North elevation was lowered from the ninth floor to the 7th floor. The brick in the center sections of the East and West elevations was lowered from the ninth floor to the sixth floor.
- The brick was brought down to grade at the two small areas flanking the stone porte cochere entry at the South elevation.
- With stone and brick lowering modifications as identified, the EIFS areas around the perimeter of the building were lowered from the upper two floor to the top four floors.
- The Azek trim entry headers into the porte cochere were adjusted from curved to straight.
- At the East and West elevations, the center bump-out section was widened and an additional vertical column added. Balconies were removed from these elevations and window locations modified to adjust to the proposed floor plan unit layouts.
- Within the brick areas, the window and door headers were switched from brick soldier courses to solid stone headers with color to match sills and additional stone trim elements at the base of the building.
- At the main North elevation, the window section at the center of the building was switched from a full curtain wall assembly to individual floor storefront assemblies and matching horizontal bronze colored aluminum spandrel panels at floor levels.
- Two balcony stacks at the North elevation were slightly adjusted based upon the developed interior unit layouts.
- Bridge connection from the South elevation to the new parking garage was removed.
- Elevator and stair bulkheads for the rooftop amenities space were modified to align with interior core plan updates that were made. The size of these areas were reduced with current plan updates.
- Minor brick / storefront modifications were made to the interior of the porte cochere to align with plan updates for first floor areas and access points.

The Design Commission did not object to the changes to the glass curtain wall, the straight arch above the driveway, and the solid stone lintels above the windows. However, the Design Commission did object to the overall proportions of the revised design noting that the building looked "top heavy". The Design Commission also objected to the omitted balconies on the east and west elevations, which left those walls looking flat and mismatched with the north and south elevations. Based on these concerns, the Design Commissioners voted to CONTINUE the project for re-review, noting that the stone base and brick walls need to be raised to provide a balanced design with a proportional base, body, and top. Additionally, the Design Commission wanted to see the balconies added back to the east and west elevations.

Project Update:

In response to the comments on November 14, the petitioner has submitted a revised design for review. The revised design includes the following changes to the originally approved 2021 design:

- The stone at the base of the building has been adjusted to one and a half stories around the perimeter of the building except for the entry points to the porte cochere at the North and South sides of the building. The stone was previously two stories in height.
- The brick in the center sections of the East and West elevations was lowered from the ninth floor to the eighth floor to create a uniform height around the building.
- The brick was brought down to grade at the two small areas flanking the stone porte cochere entry at the South elevation.
- The Azek trim entry headers into the porte cochere were adjusted from curved to straight.
- At the East and West elevations, the center bump-out section was widened and an additional vertical column added.

- Within the brick areas, the window and door headers were switched from brick soldier courses to solid stone headers with color to match sills and additional stone trim elements at the base of the building.
- At the main North elevation, the window section at the center of the building was switched from a full curtain wall assembly to individual floor storefront assemblies and matching horizontal bronze colored aluminum spandrel panels at floor levels.
- Bridge connection from the South elevation to the new parking garage has been removed.
- One additional balcony stack has been added to the South elevation.
- Elevator and stair bulkheads for the rooftop amenities space have been modified to align with interior core plan updates that have been made. The size of these areas has been reduced with current plan updates.
- Minor brick / storefront modifications have been made to the interior of the porte cochere to align with plan updates for first floor areas and access points.

Staff Comments:

The revised design has addressed all of the Design Commission's concerns from the November 14 review. The stone base and brick walls have been raised, and the building now has very good proportions with a balanced base, body, and top. The balconies have been added back to the east and west elevations, which is consistent with the original design approved in 2021. As reviewed on November 14, the changes to the glass curtain wall, the straight arch above the driveway, and the solid stone lintels above the windows are still included, and are nice enhancements to the design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design revisions for the Arlington 425 Campbell Street building at 225 W. Campbell Street. This recommendation is based on the revised drawings received 11/17/23, color rendering received 11/21/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

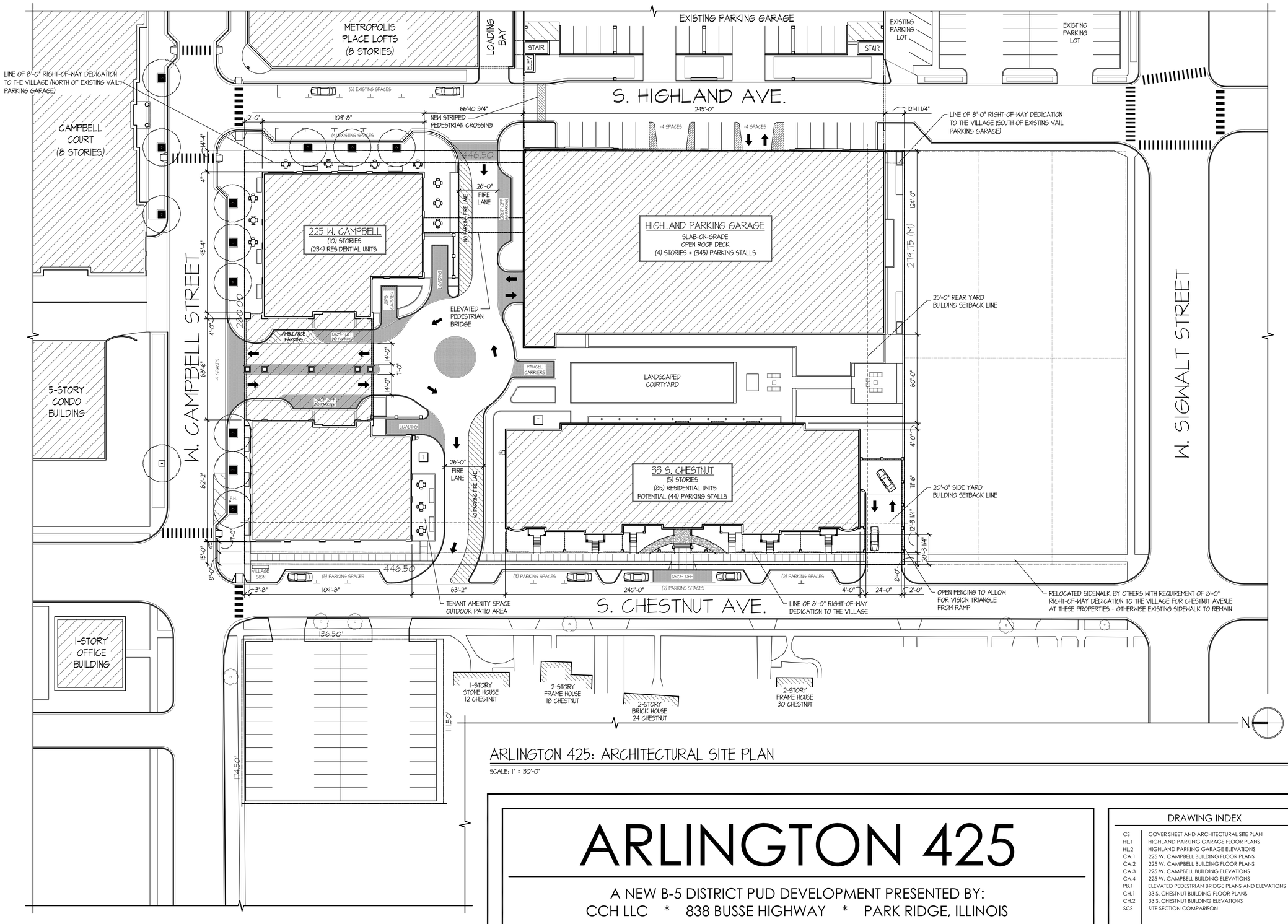
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 21, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-065



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

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HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
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CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
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SCS	SITE SECTION COMPARISON

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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
2	DESIGN DEVELOPMENT	12.21.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

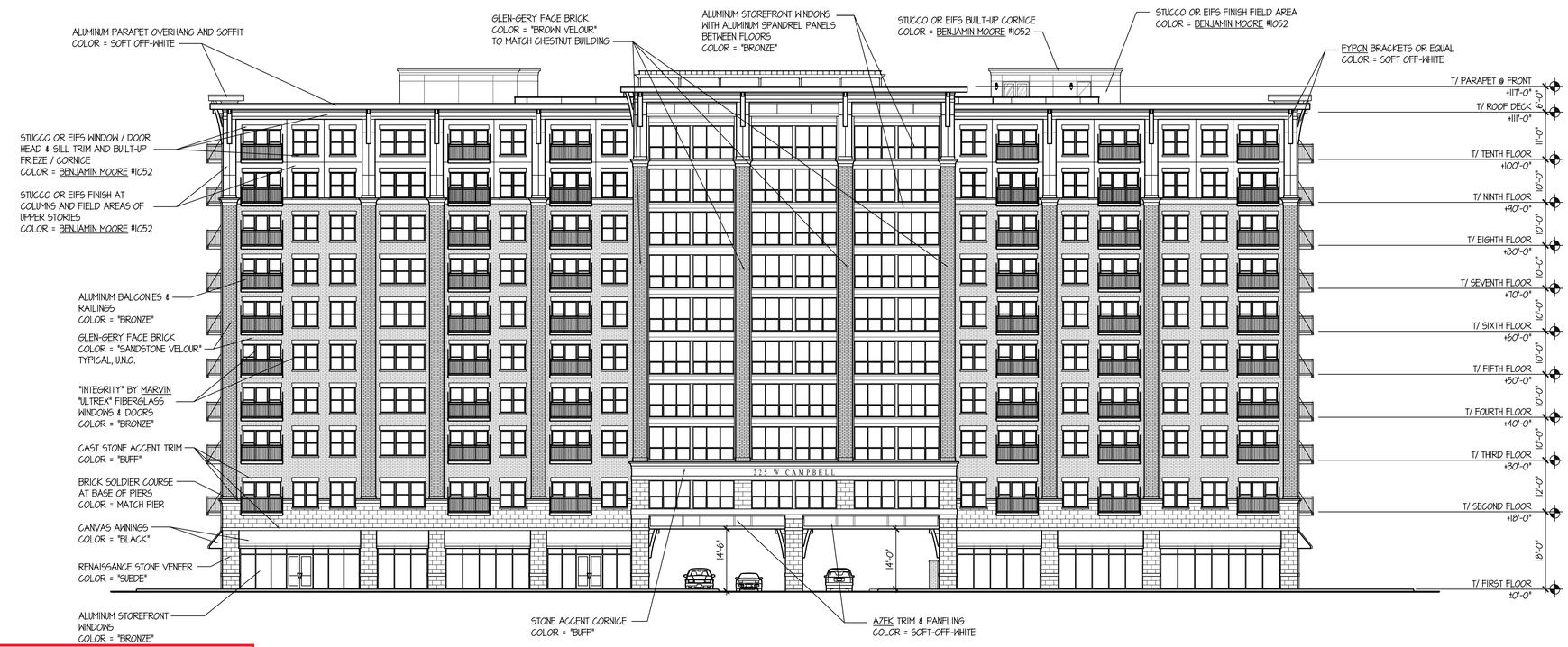
SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934


Previously Approved Design from 3/30/21


Previously Approved Design from 3/30/21


11-28-23 Current Proposed Design
225 W CAMPBELL



NORTH ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



NORTH ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. FRONT ELEV. COMPARISONS

FILE NAME 4206-6P
DRAWN BY RDL DATE 11.16.23

NO.	REVISED PER	DATE	BY

JOB NO. 420623

SHEET NO. OF 13 C.5

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



EAST ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



WEST ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



EAST ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"



WEST ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. SIDE ELEVATION COMPARISONS

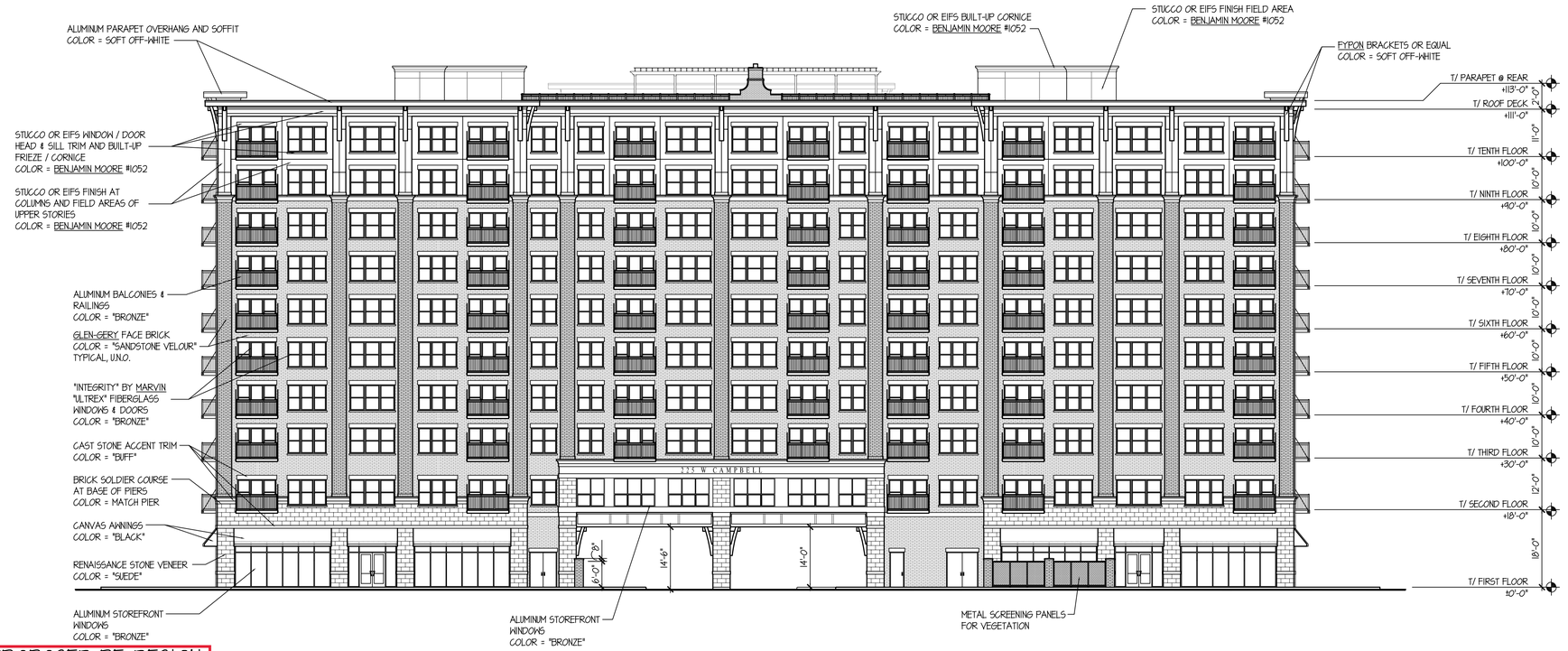
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DRAWN BY RDL DATE 11.16.23

NO.	REVISED PER	DATE	BY

JOB NO. 420623

SHEET NO. C.6
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SOUTH ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



SOUTH ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. REAR ELEVATION COMPARISONS

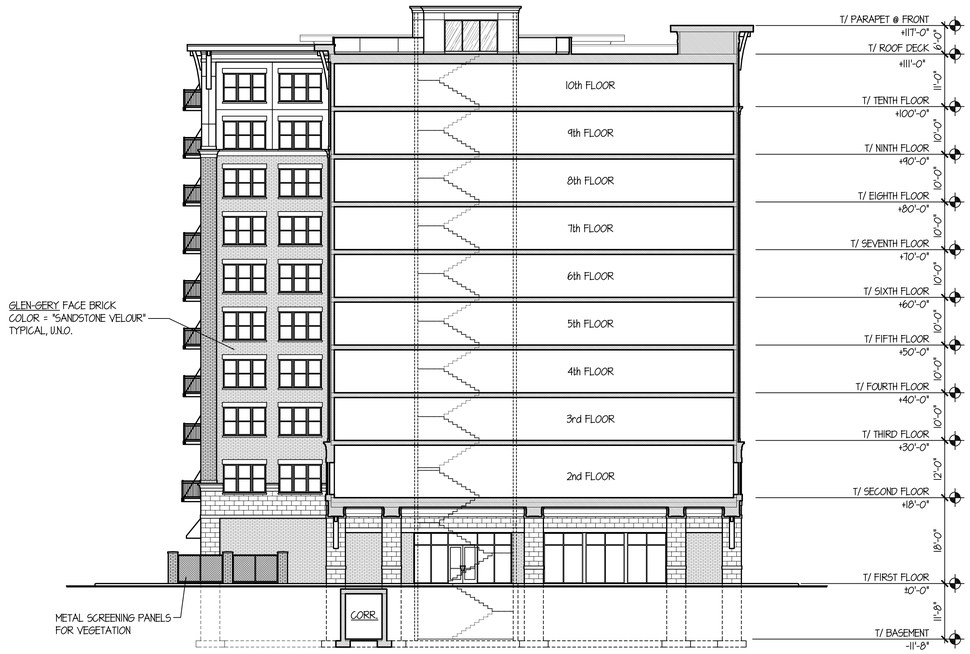
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NO.	REVISED PER	DATE	BY

JOB NO. 420623

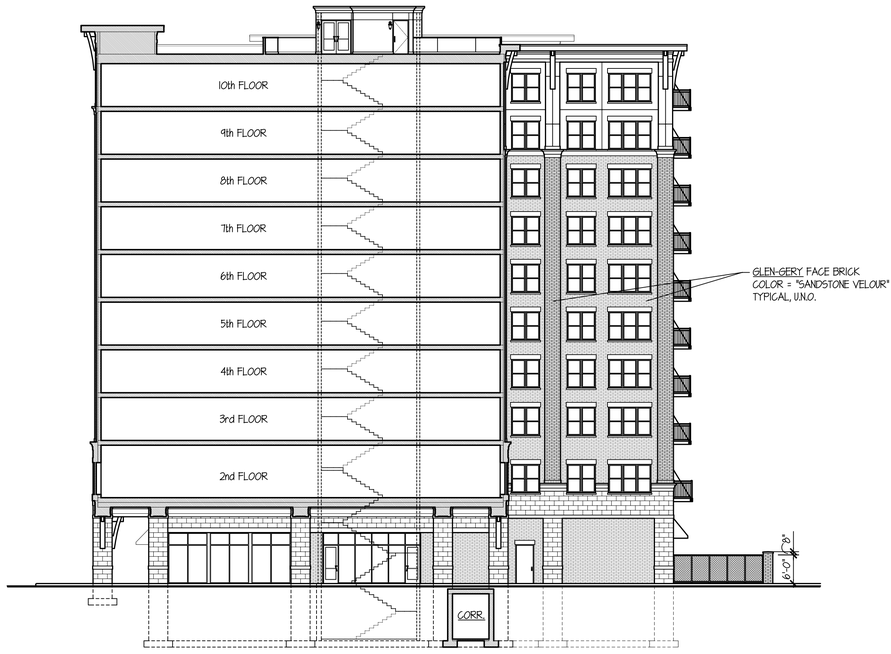
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



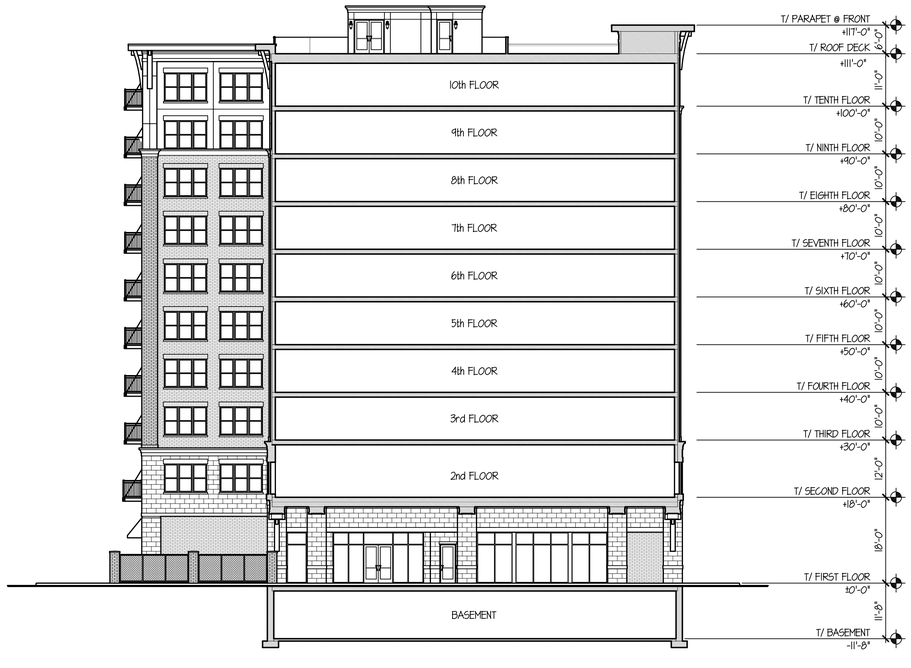
PORT-COCHERE LOOKING WEST SECTION ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



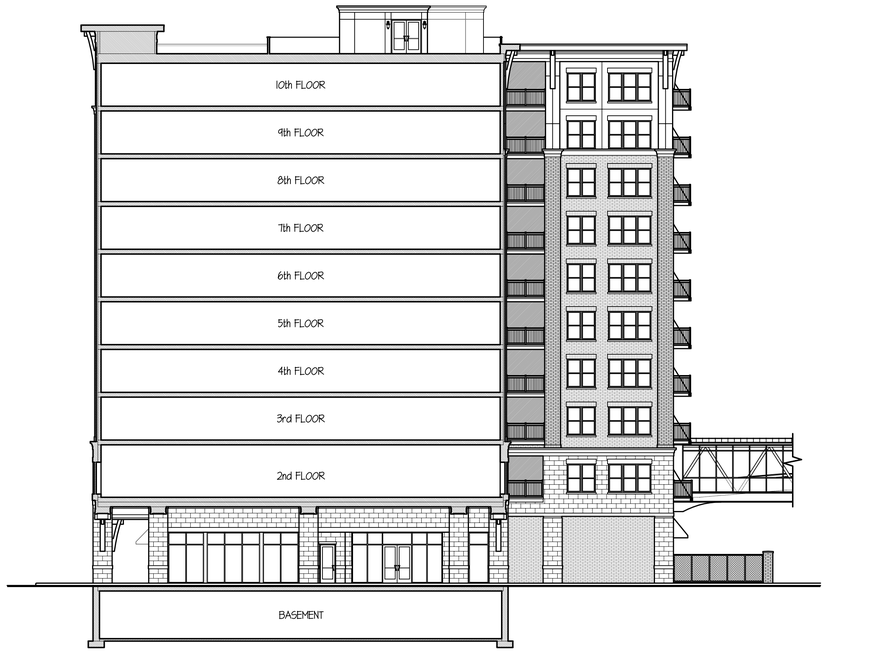
PORT-COCHERE LOOKING EAST SECTION ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



PORT-COCHERE LOOKING WEST SECTION ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"



PORT-COCHERE LOOKING EAST SECTION ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. PORT-COCHERE SECTION COMPS.

FILE NAME 4206-6P
DRAWN BY RDL DATE 11.16.23

NO.	REVISED PER	DATE	BY

JOB NO. 420623

SHEET NO. C.8
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Previoulsy Approved Materials 3/30/21



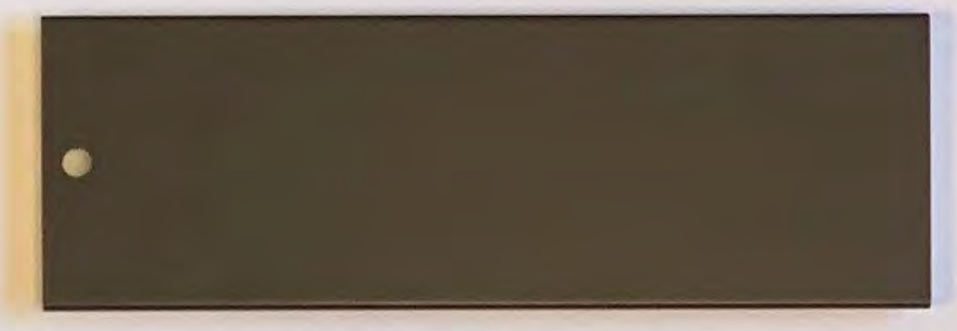
ARLINGTON 425

LIVE | SHOP | DINE

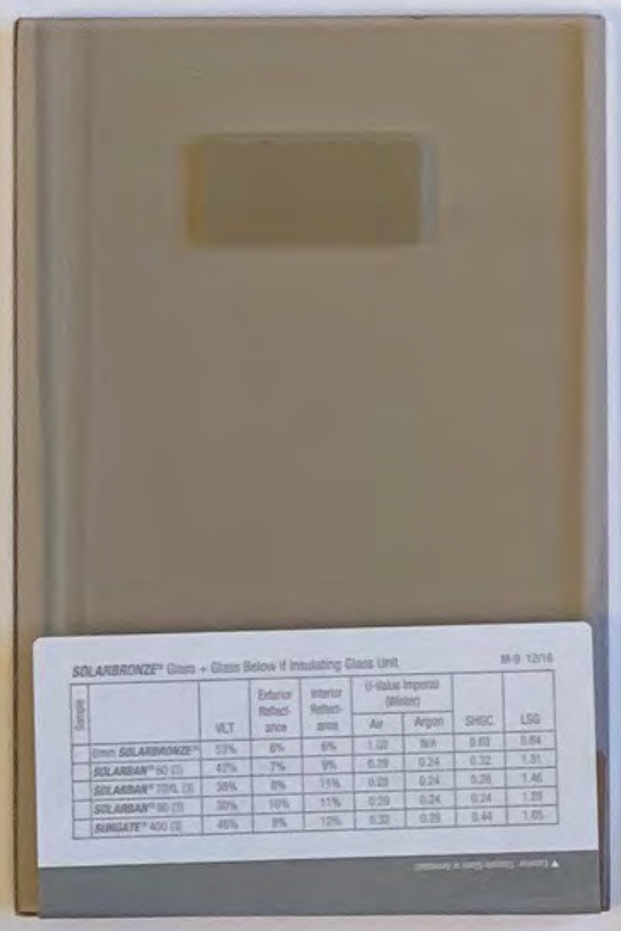
225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



STONE



BRICK

Previoulsy Approved Materials 3/30/21

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MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

225 W. CAMPBELL STREET

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "SUEDE"

STONE: CAST STONE TRIM ACCENT PIECES
COLOR: "BUFF"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

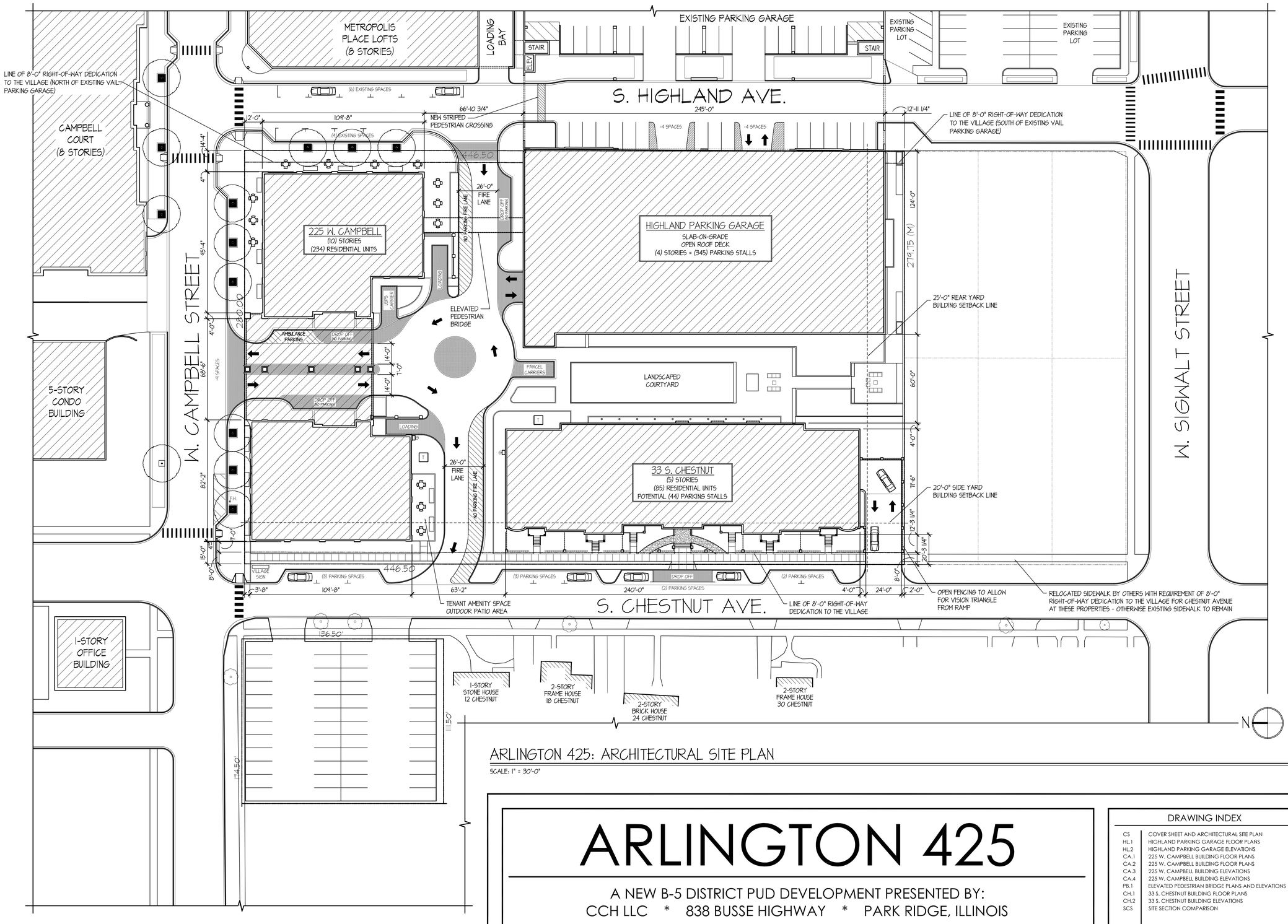
CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: FIELD, ACCENT & CORNICE / FREIZE
COLOR: BENJAMIN MOORE "1052"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: SOFT OFF-WHITE

BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

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FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

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2	DESIGN DEVELOPMENT	12.21.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934


Previously Approved Design from 3/30/21


Previously Approved Design from 3/30/21

Current Proposed Design Changes

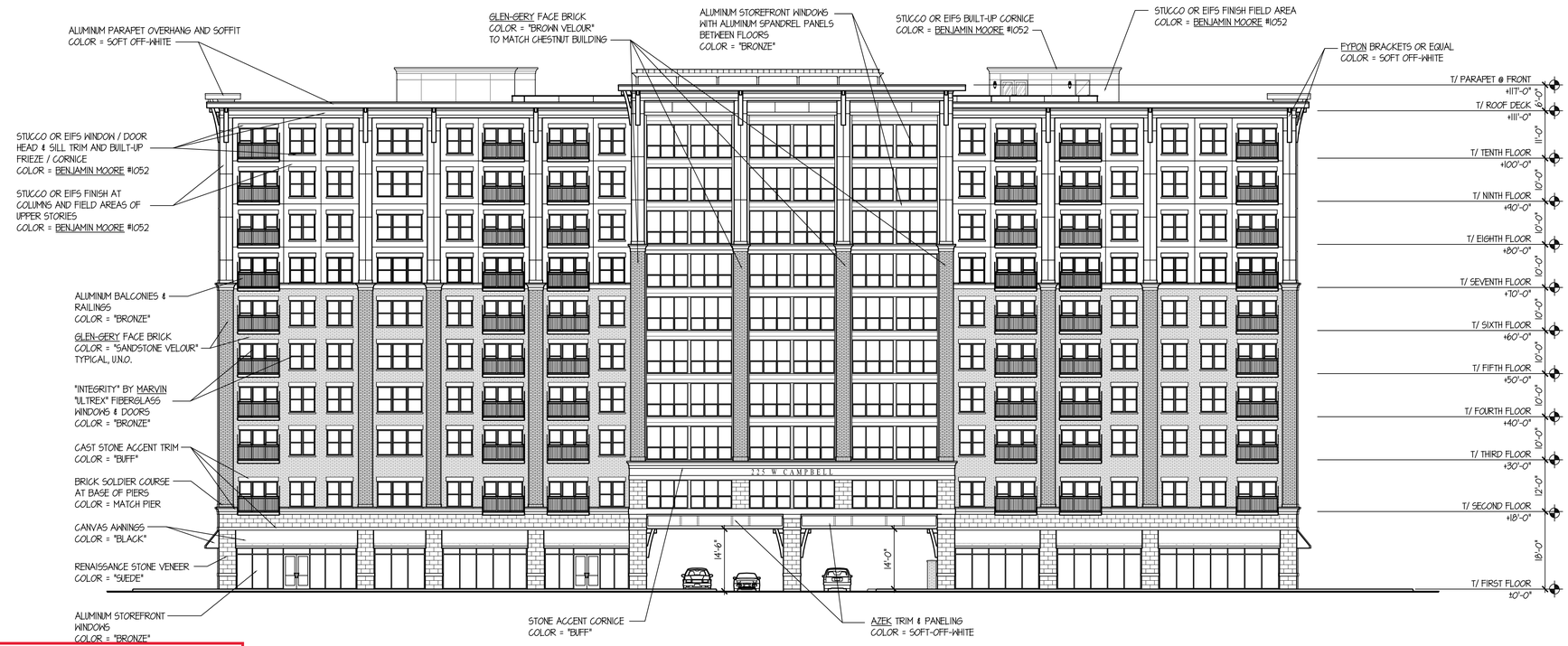


Staff Suggested Revision
Raise the Brick - Option 1

225 W CAMPBELL

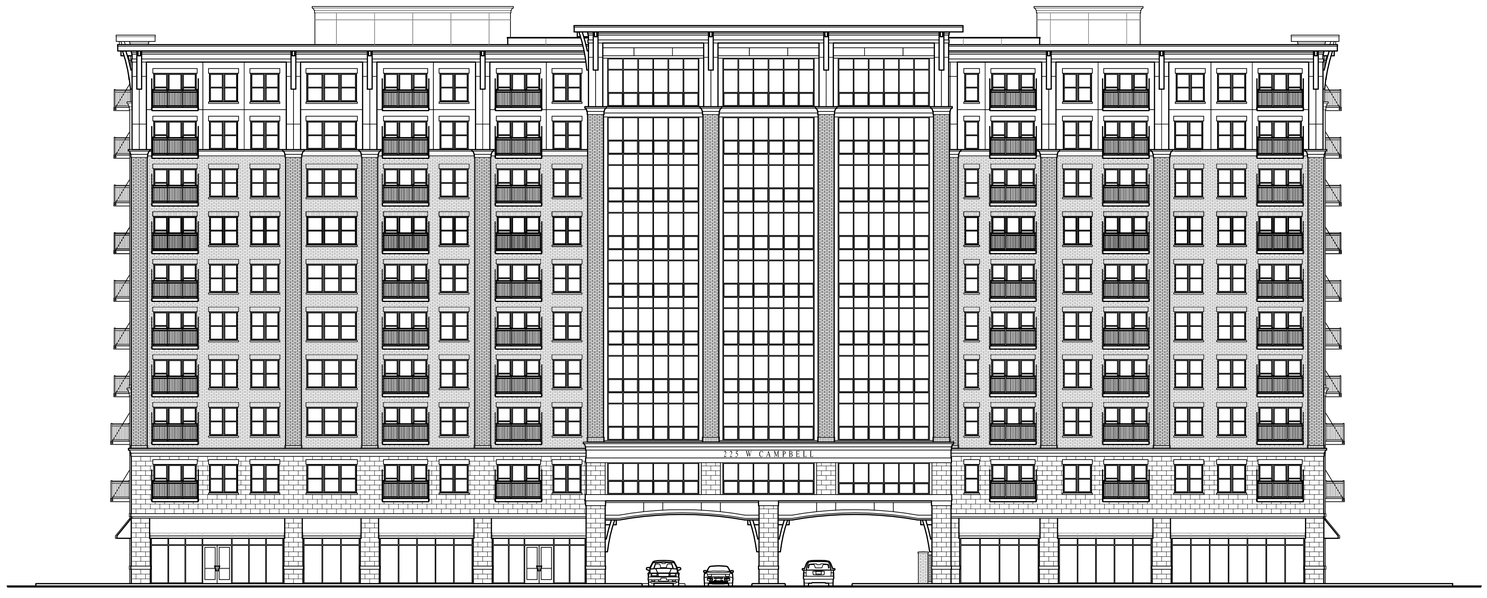
Staff Suggested Revision
Raise the Brick - Option 2





NORTH ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



NORTH ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. FRONT ELEV. COMPARISONS

FILE NAME 4206-4P
DRAWN BY RDL DATE 8.17.23

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.25.23	RDL
4	DC SUBMITTAL	9.28.23	RDL

JOB NO. 420623

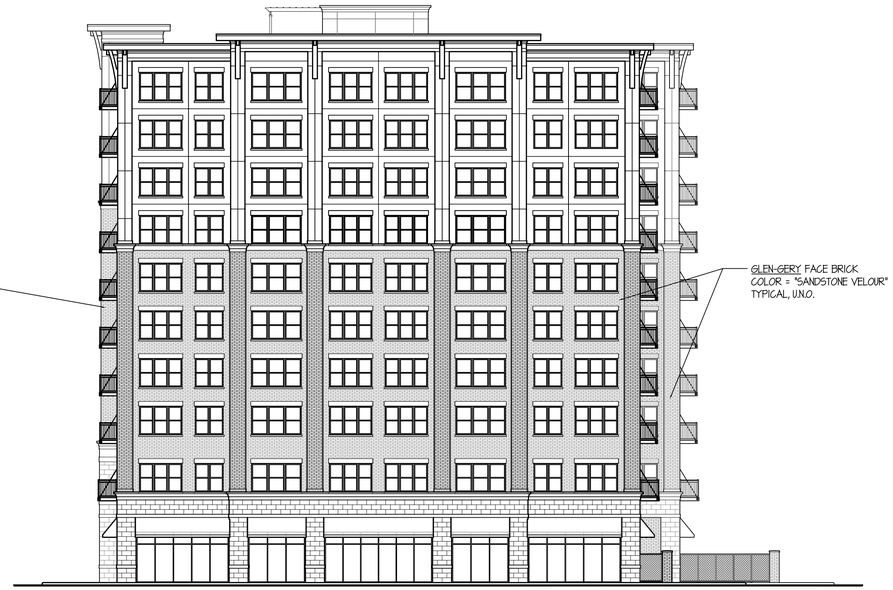
SHEET NO. C.5
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



EAST ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



WEST ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



EAST ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"



WEST ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. SIDE ELEVATION COMPARISONS

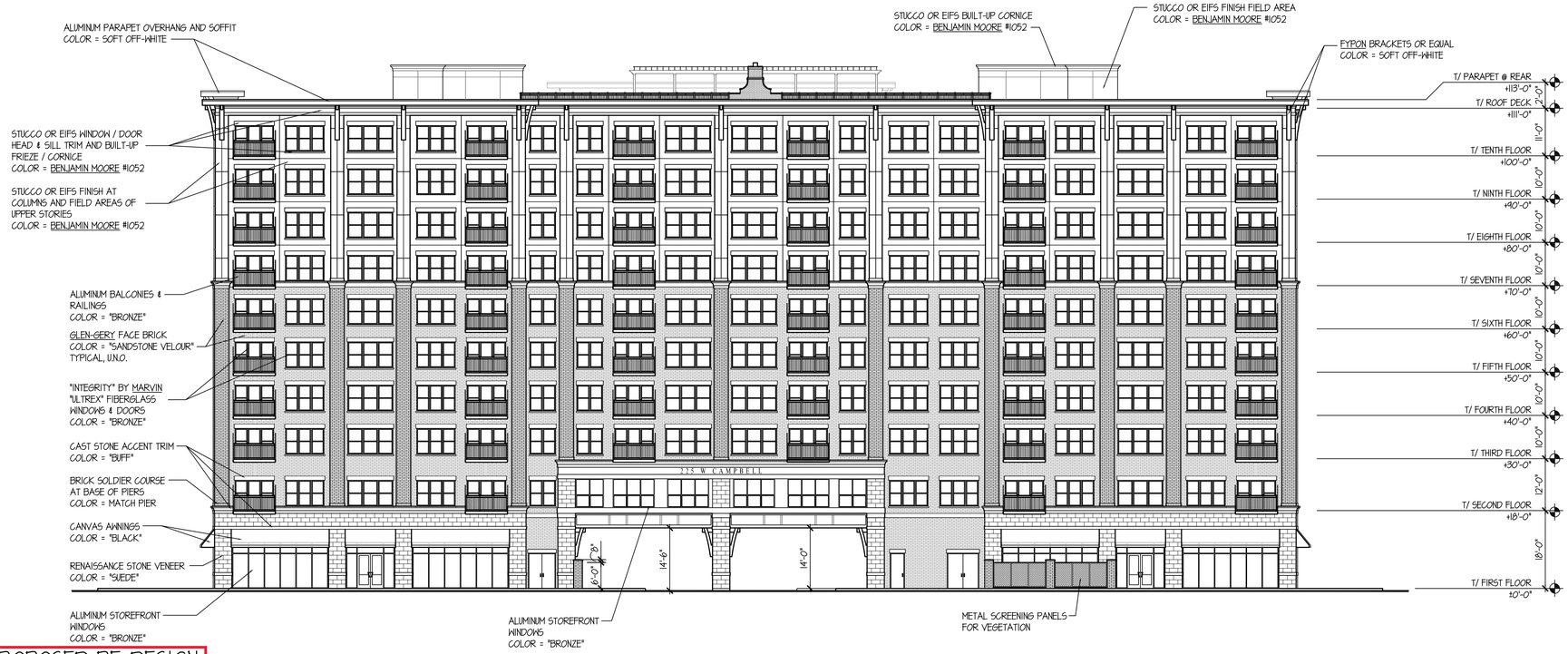
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SHEET NO. C.6
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SOUTH ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



SOUTH ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS•INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS•IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. REAR ELEVATION COMPARISONS

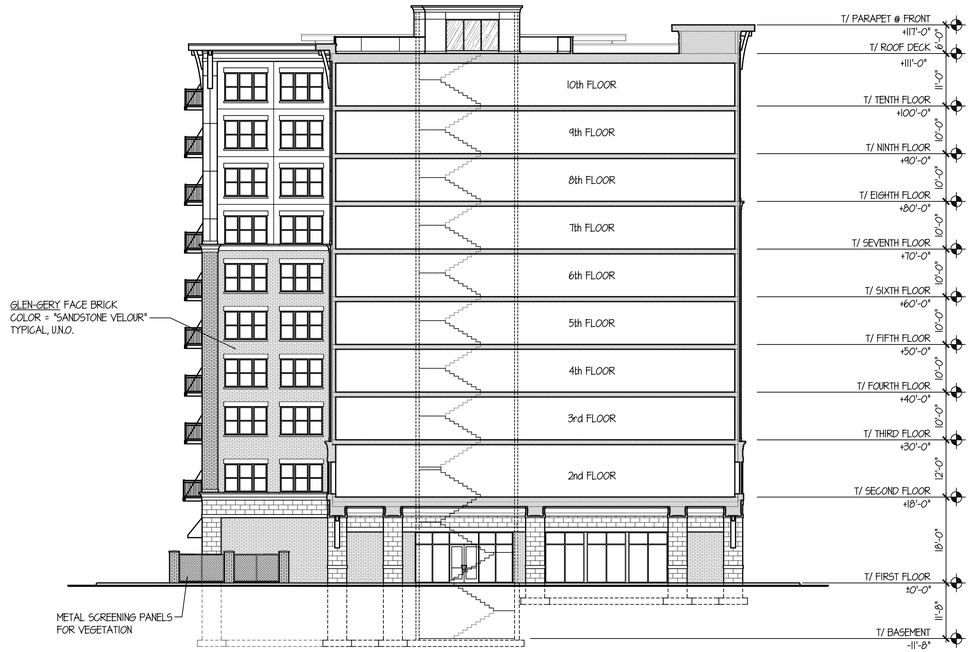
FILE NAME 4206-4P
DRAWN BY RDL DATE 8.17.23

NO.	REVISED PER	DATE	BY
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4	DC SUBMITTAL	9.28.23	RDL

JOB NO. 420623

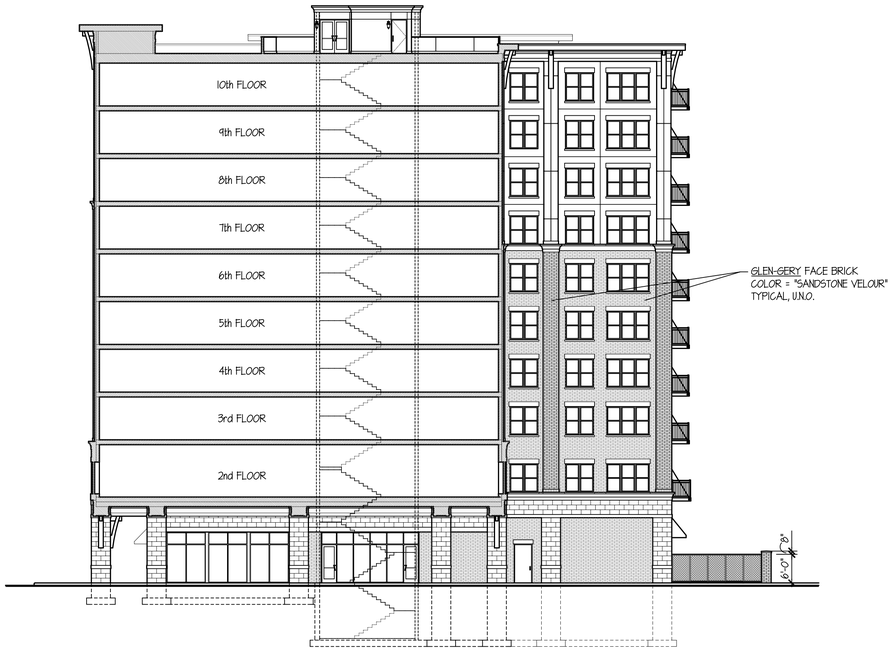
SHEET NO. C.7
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



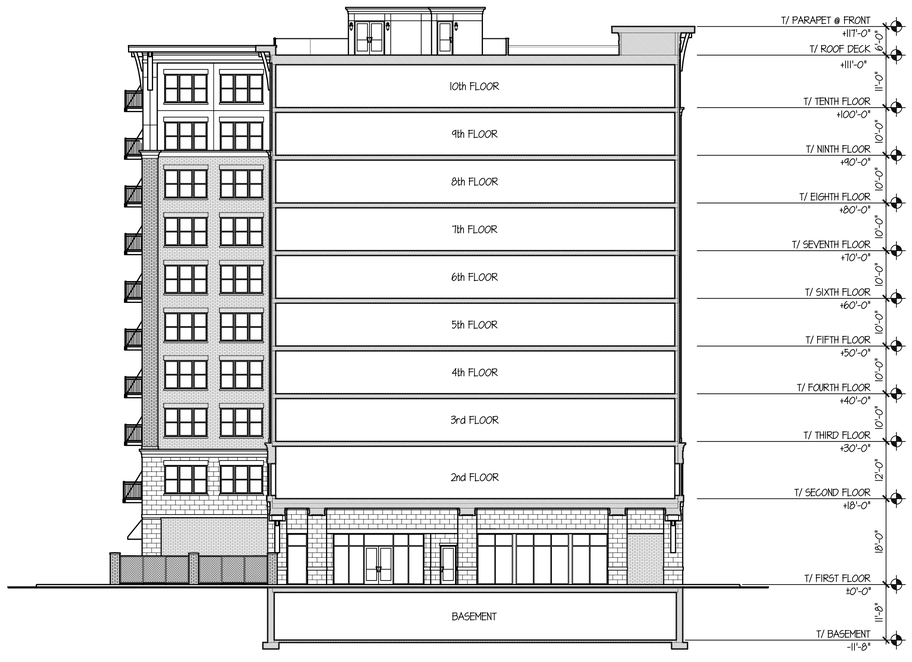
PORT-COCHERE LOOKING WEST SECTION ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



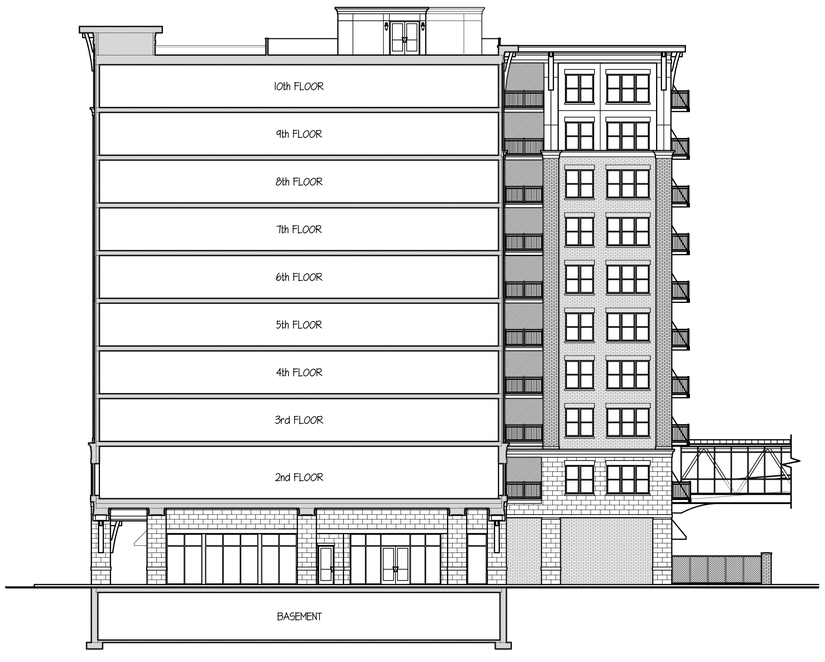
PORT-COCHERE LOOKING EAST SECTION ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



PORT-COCHERE LOOKING WEST SECTION ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"



PORT-COCHERE LOOKING EAST SECTION ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS • IL 60004
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www.tinaglia.com

TINAGLIA ARCHITECTS, INC.

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. PORT-COCHERE SECTION COMPS.

FILE NAME 4206-4P
DRAWN BY RDL DATE 8.22.23

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.25.23	RDL
4	DC SUBMITTAL	9.28.23	RDL

JOB NO. 420623

SHEET NO. C.8
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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Previoulsy Approved Materials 3/30/21



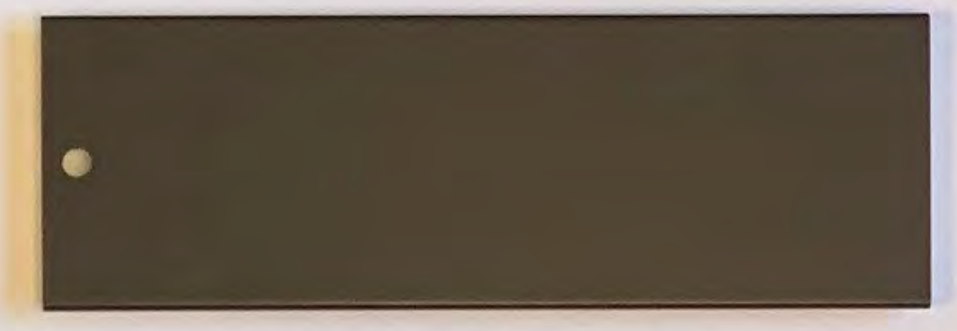
ARLINGTON 425

LIVE | SHOP | DINE

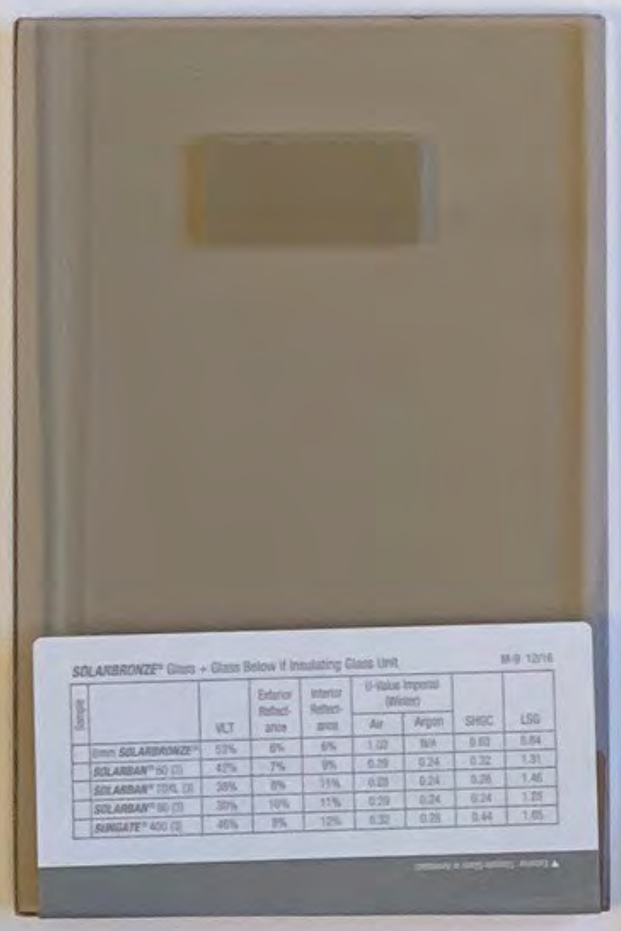
225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



STONE



BRICK

Previoulsy Approved Materials 3/30/21

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

225 W. CAMPBELL STREET

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "SUEDE"

STONE: CAST STONE TRIM ACCENT PIECES
COLOR: "BUFF"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: FIELD, ACCENT & CORNICE / FREIZE
COLOR: BENJAMIN MOORE "1052"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: SOFT OFF-WHITE

BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

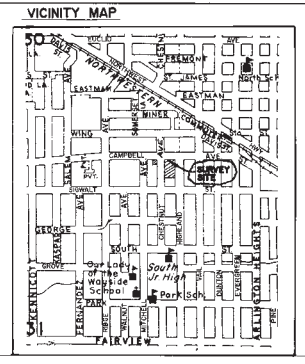
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

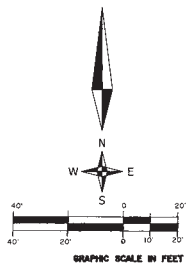
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

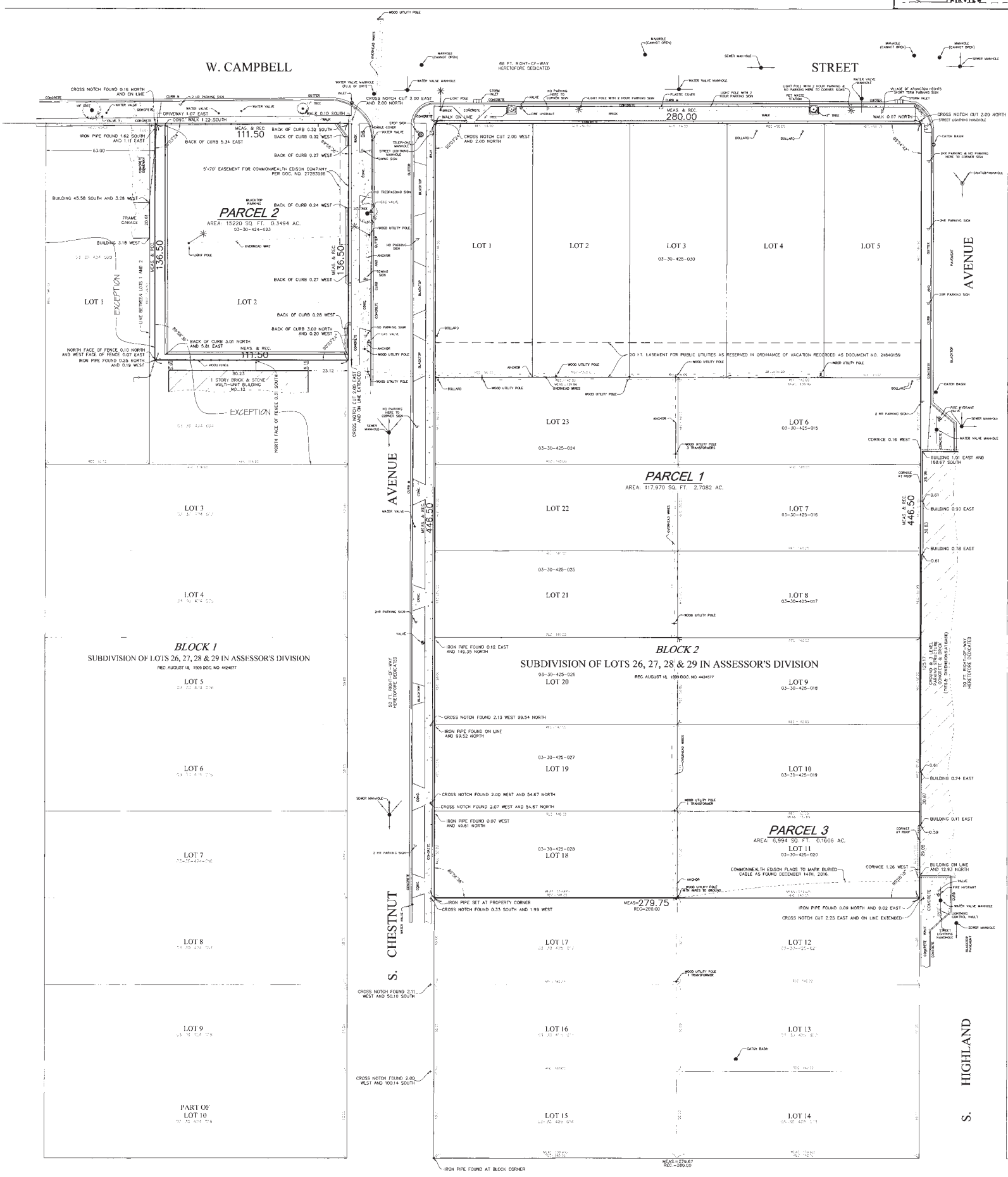
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF SURVEY: 140,184 SQ. FEET OR 3.2181 ACRES

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: *CCH LLC A/N ILLINOIS LIMITED LIABILITY CO.*

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

UTILITY INFORMATION IS BASED UPON FIELD MEASURMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTANCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED. EXCEPT INSOFAR AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT.

WARNING
GAS MAINS ARE CONSIDERED "CLASSIFIED INFORMATION" PLEASE CALL "JULIE" AT 1-800-892-0123 TO HAVE UTILITIES MARKED ON THE GROUND AT THIS LOCATION AND WE WILL ADD THAT INFORMATION TO THIS DRAWNING

NO BUILDINGS OR FOUNDATIONS ARE VISIBLE ON THE SURVEYED PROPERTY. THIS DOES NOT PRECLUDE THE EXISTENCE OF BURIED FOUNDATIONS OR OTHER STRUCTURES NOT VISIBLE.

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1410 0089655884 UL HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2016 IN THE PREPARATION OF THIS SURVEY.

IN REGARDS TO SCHEDULE "B" EXCEPTIONS OF SAID TITLE COMMITMENT:

ITEM 13

EASEMENT GRANTED TO COMMONWEALTH EDISION RECORDED OCTOBER 5,1984 AS DOCUMENT 27283996. (SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITES IN FAVOR OF COMMONWEALTH EDISION COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS RESERVED IN ORDINANCE OF VACATION RECORDED MARCH 29, 1973 AS DOCUMENT 21840159. (SHOWN ON SURVEY)

FRACTIONAL DECIMAL EQUIVALENTS OF THE SUBDIVISIONS OF A FOOT

0.0104''	0.25''
0.021''	0.50''
0.03''	0.75''
0.042''	1.00''
0.063''	1.50''
0.08''	2.00''
0.104''	2.50''
0.125''	3.00''
0.146''	3.50''
0.167''	4.00''
0.188''	4.50''
0.208''	5.00''
0.229''	5.50''
0.25''	6.00''
0.271''	6.50''
0.292''	7.00''
0.313''	7.50''
0.333''	8.00''
0.354''	8.50''
0.375''	9.00''

IN REGARDS TO TABLE "A" ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

ITEM 2 OF TABLE "A"

217 W. CAMPBELL, SOUTHWEST CORNER OF CAMPBELL & CHESTNUT	*03-30-424-023-0000*
217 W. CAMPBELL	*03-30-425-015-0000*
217 W. CAMPBELL	*03-30-425-016-0000*
217 W. CAMPBELL	*03-30-425-017-0000*
26 S. HIGHLAND	*03-30-425-018-0000*
30 S. HIGHLAND	*03-30-425-019-0000*
34 S. HIGHLAND	*03-30-425-020-0000*
13 S. CHESTNUT	*03-30-425-024-0000*
17 S. CHESTNUT	*03-30-425-025-0000*
21 S. CHESTNUT	*03-30-425-026-0000*
29 S. CHESTNUT	*03-30-425-027-0000*
33 S. CHESTNUT	*03-30-425-028-0000*
217 W. CAMPBELL	*03-30-425-030-0000*

ITEM 3 OF TABLE "A"

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0201, MAP NUMBER 17031C0201J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS:
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.

ITEM 11 OF TABLE "A"

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv., TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF COOK SS

HEREBY CERTIFIED TO: CCH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

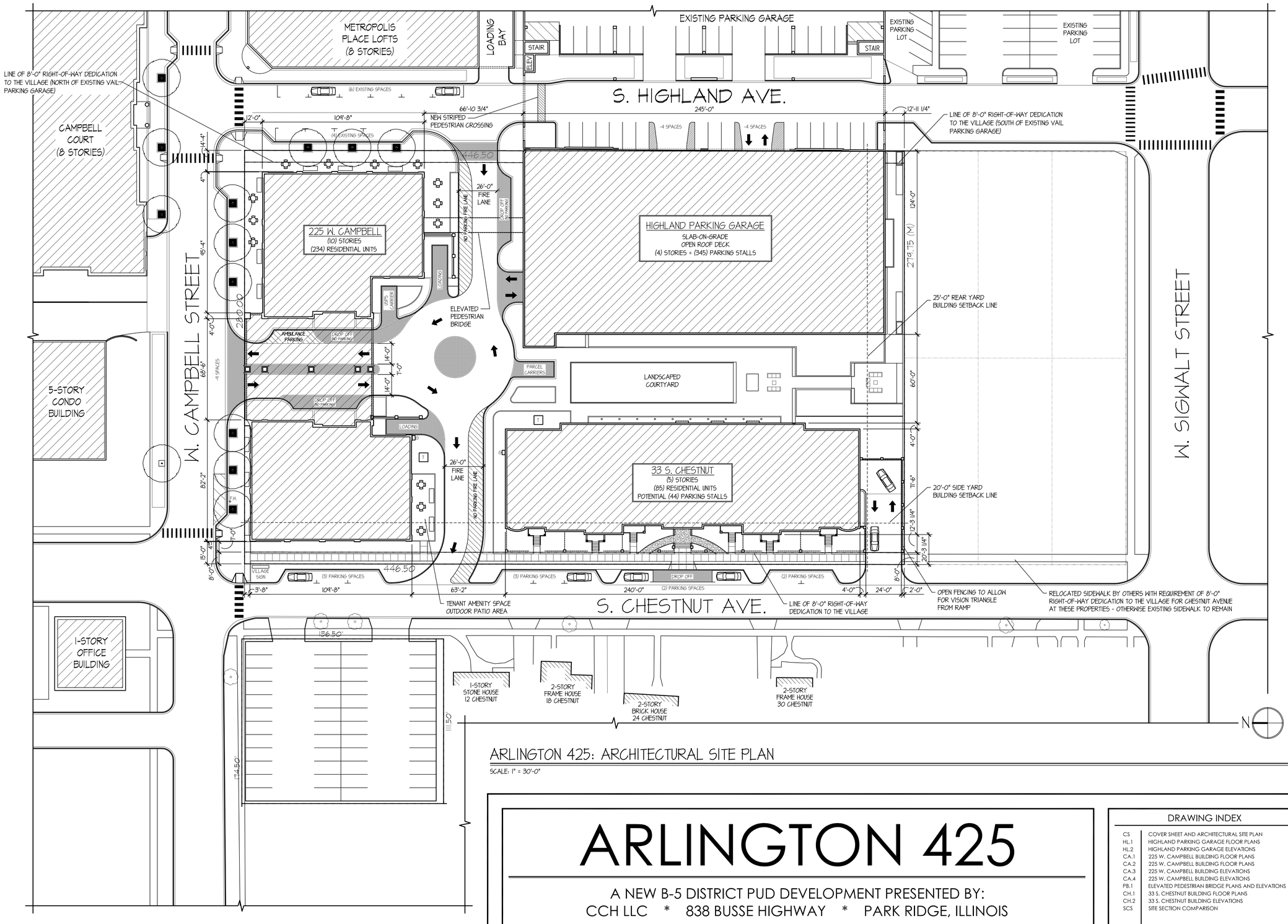
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016

DATE OF PLAT OR MAP DECEMBER 20, 2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
HL.1	HIGHLAND PARKING GARAGE FLOOR PLANS
HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS
SCS	SITE SECTION COMPARISON

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ARLINGTON HEIGHTS•IL 60004
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DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
2	DESIGN DEVELOPMENT	12.21.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934





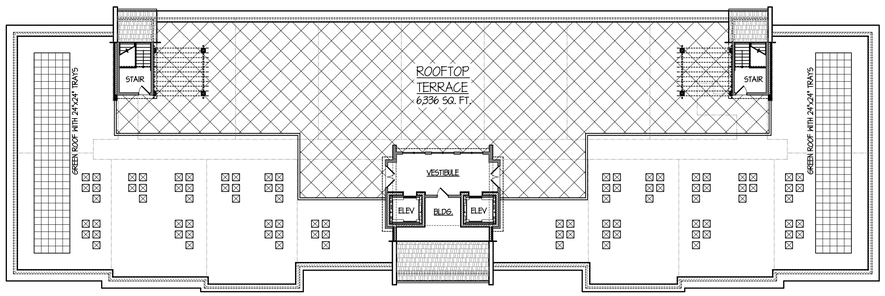





220 W CAMPBELL

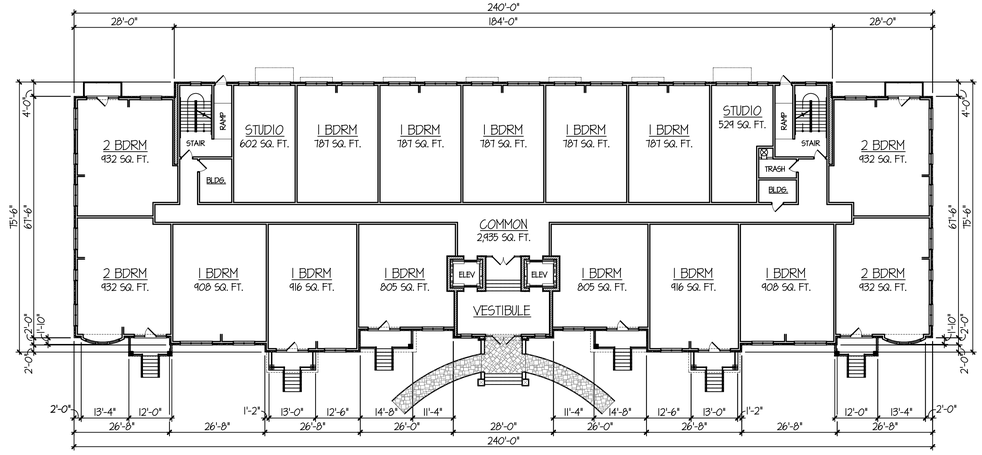

44 S HIGHLAND
ARLINGTON APTS





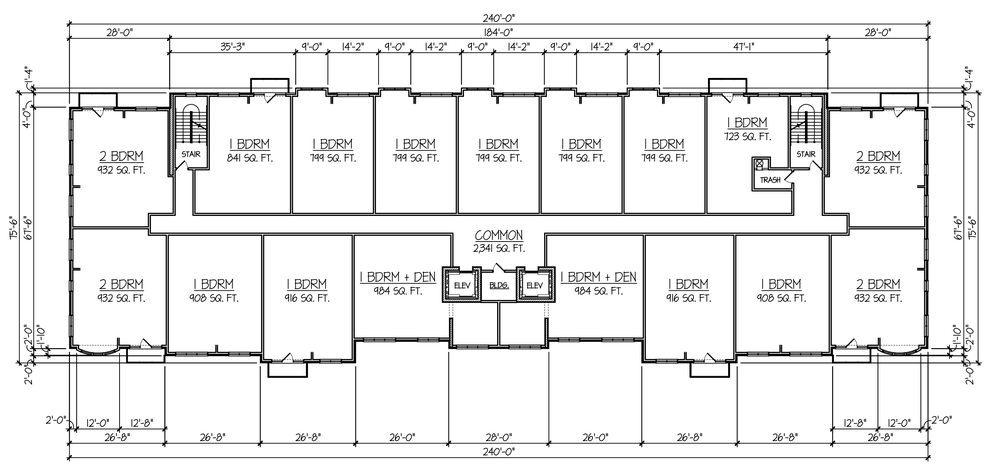
ROOF / ROOFTOP TERRACE PLAN

7,123 SQ. FT.



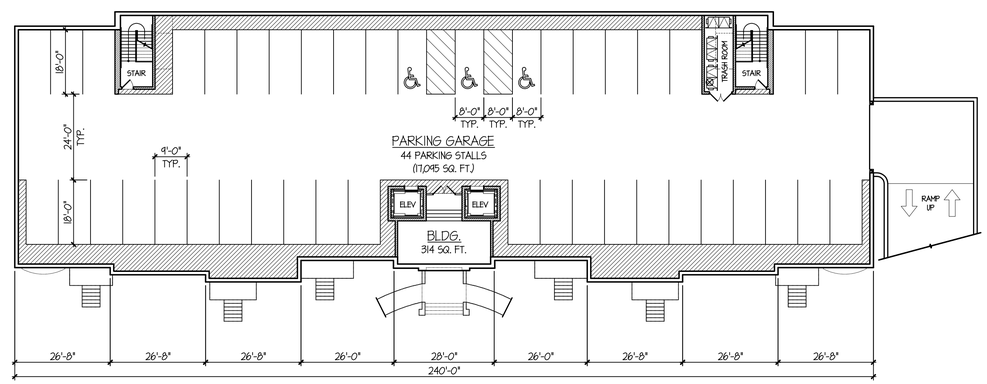
FIRST FLOOR PLAN

17,184 SQ. FT.



TYPICAL 2nd, 3rd, 4th & 5th RESIDENTIAL LEVEL FLOOR PLANS

17,212 SQ. FT. AT FLOOR 5
17,244 SQ. FT. AT FLOOR5 2, 3 AND 4



UNDERGROUND PARKING GARAGE PLAN

17,161 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: 33 S. CHESTNUT FLOOR PLANS

SCALE: 1" = 20'-0"

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ARLINGTON HEIGHTS•IL 60004
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DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT
FLOOR PLANS

FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CH.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



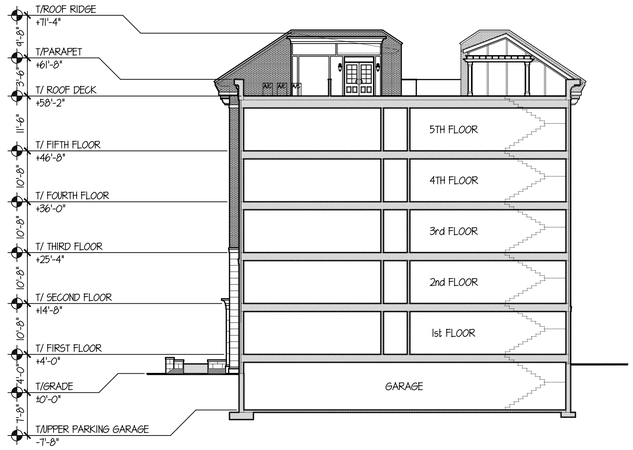
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



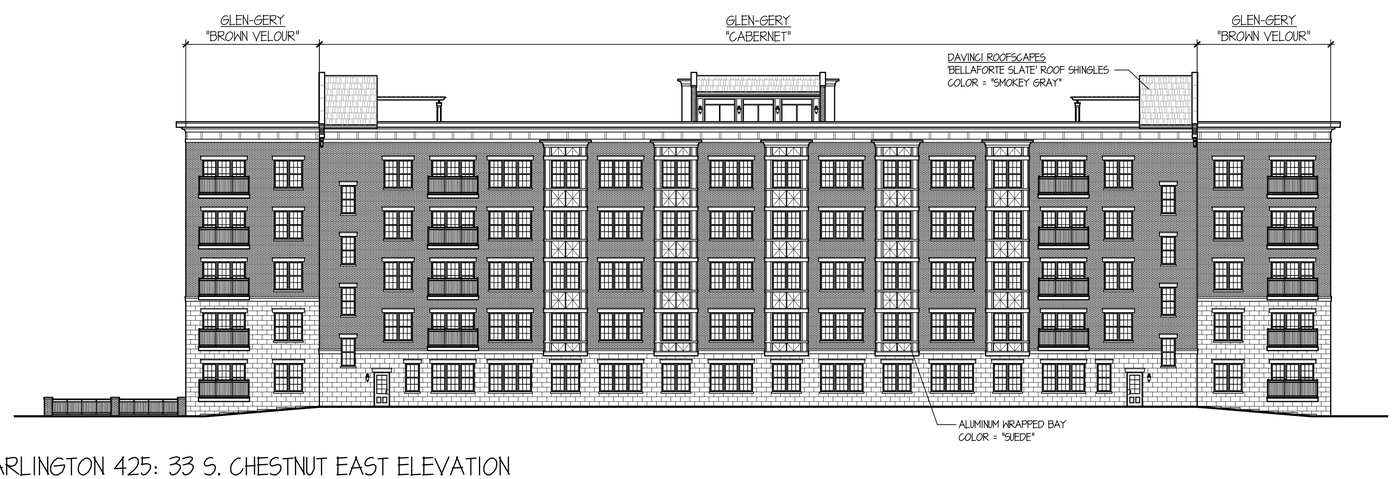
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



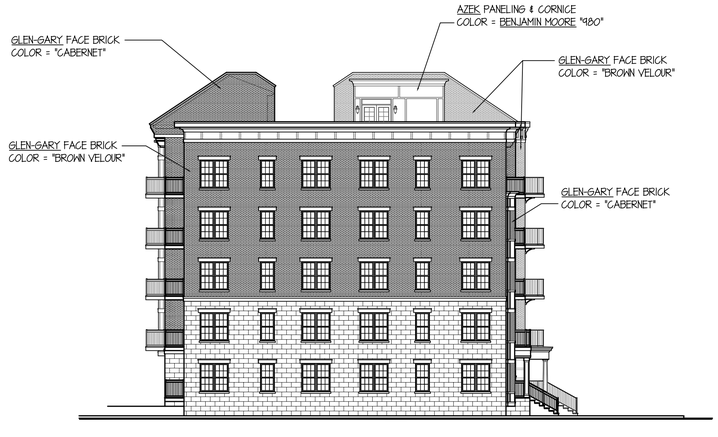
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT ELEVATIONS

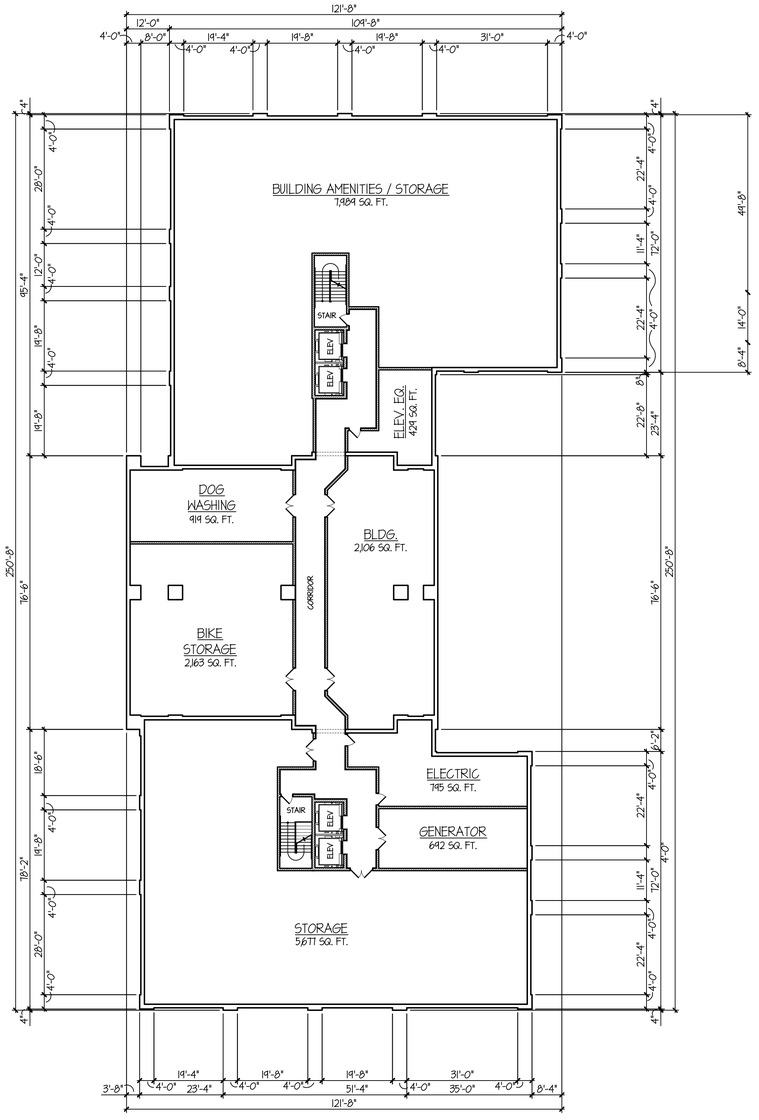
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

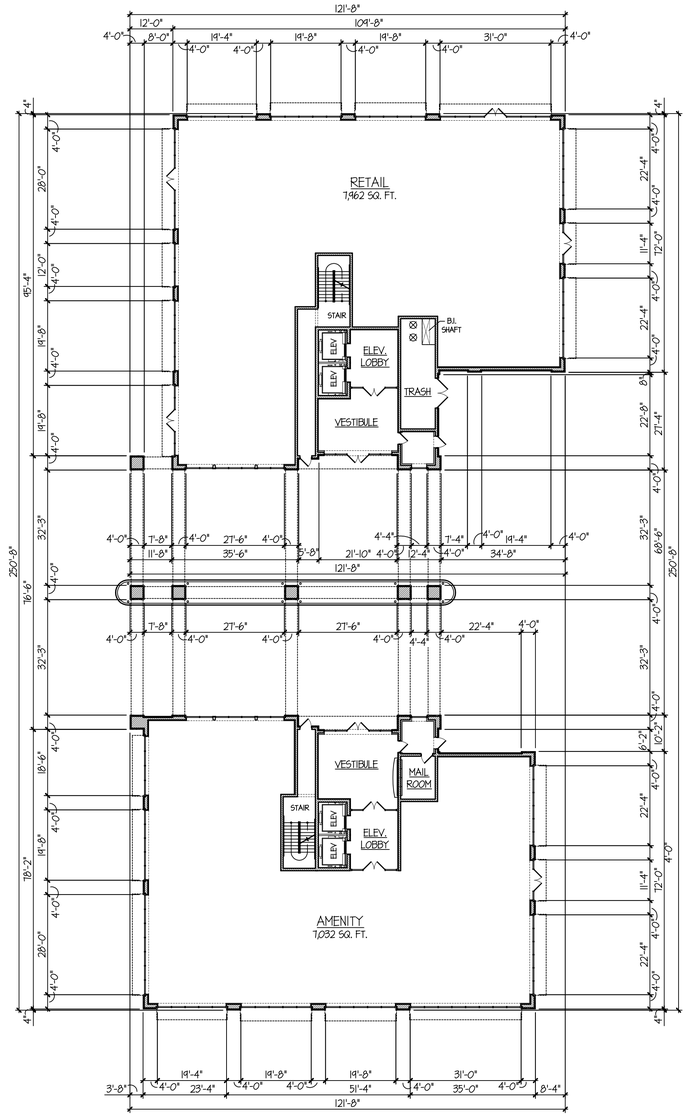
SHEET NO. OF 11 CH.2

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FOUNDATION PLAN

24,515 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,300 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS

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CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
FLOOR PLANS

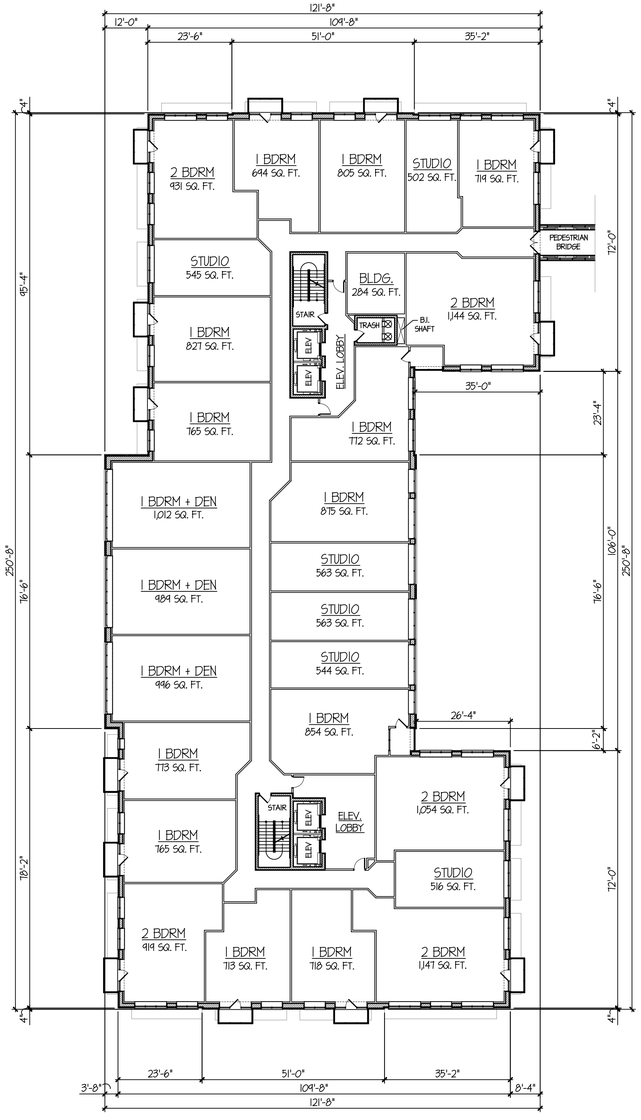
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
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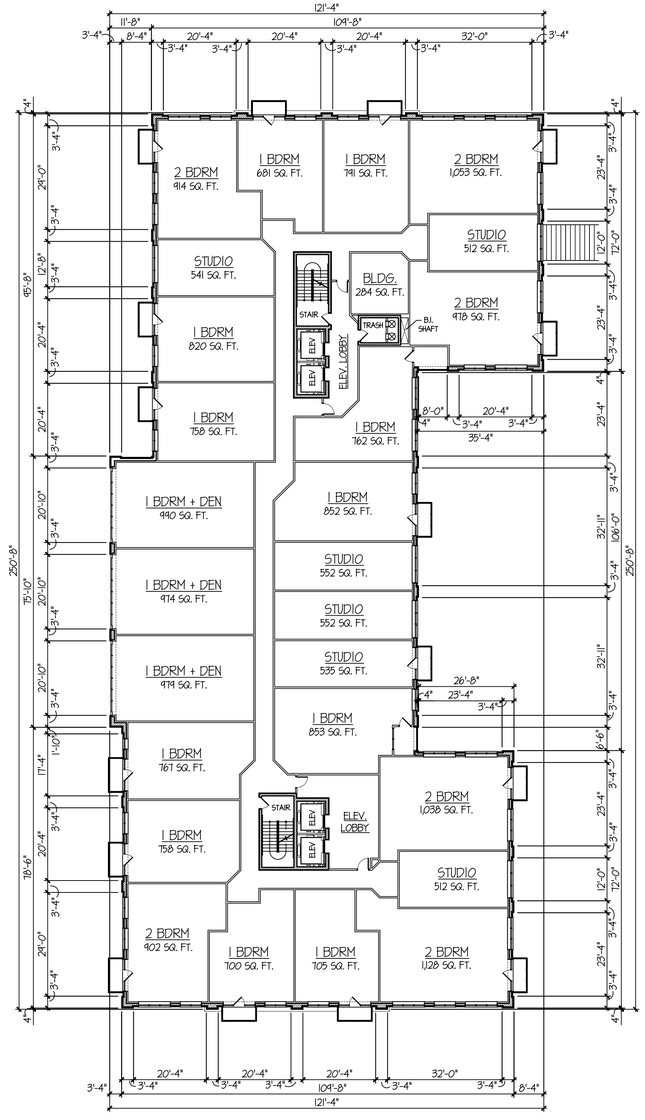
JOB NO. 388315

SHEET NO. CA.1
OF 11

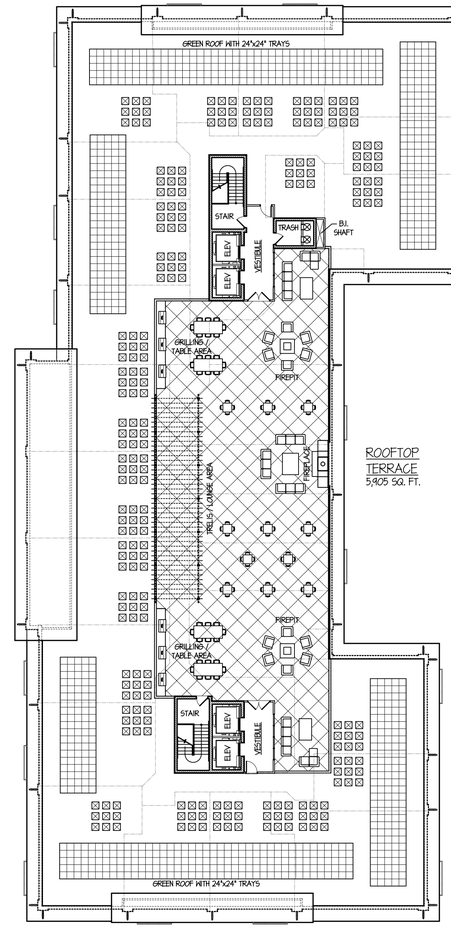
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN 24,733 SQ. FT.



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-10) 24,424 SQ. FT.



ROOF TERRACE PLAN 7,302 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS & CONSULTANTS, LTD.

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL FLOOR PLANS

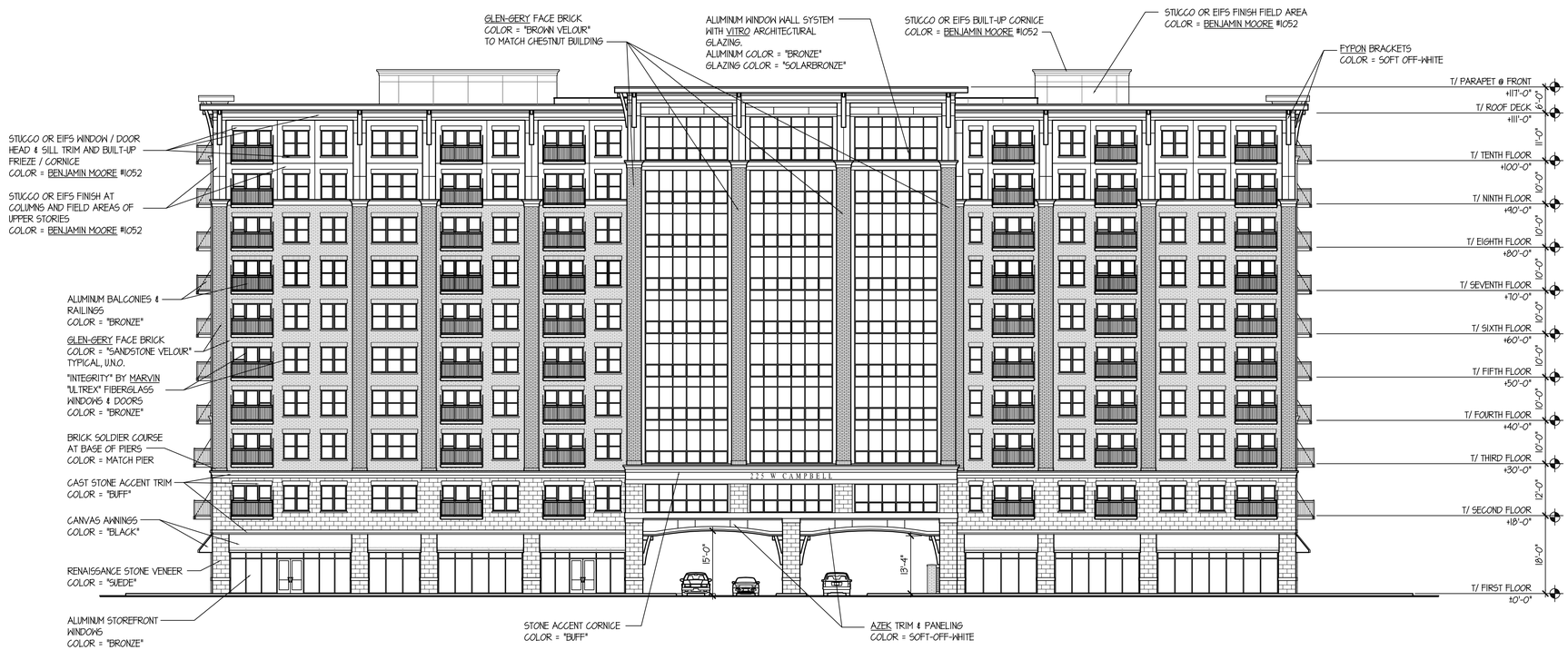
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JOB NO. 388315

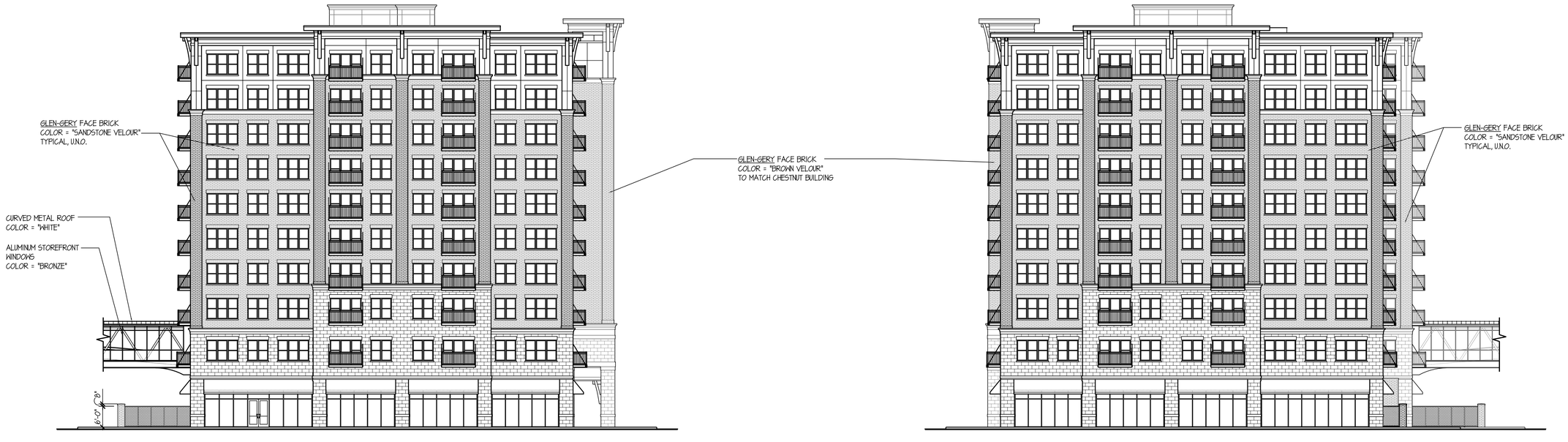
SHEET NO. CA.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

SCALE: 1" = 15'-0"

ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
ELEVATIONS

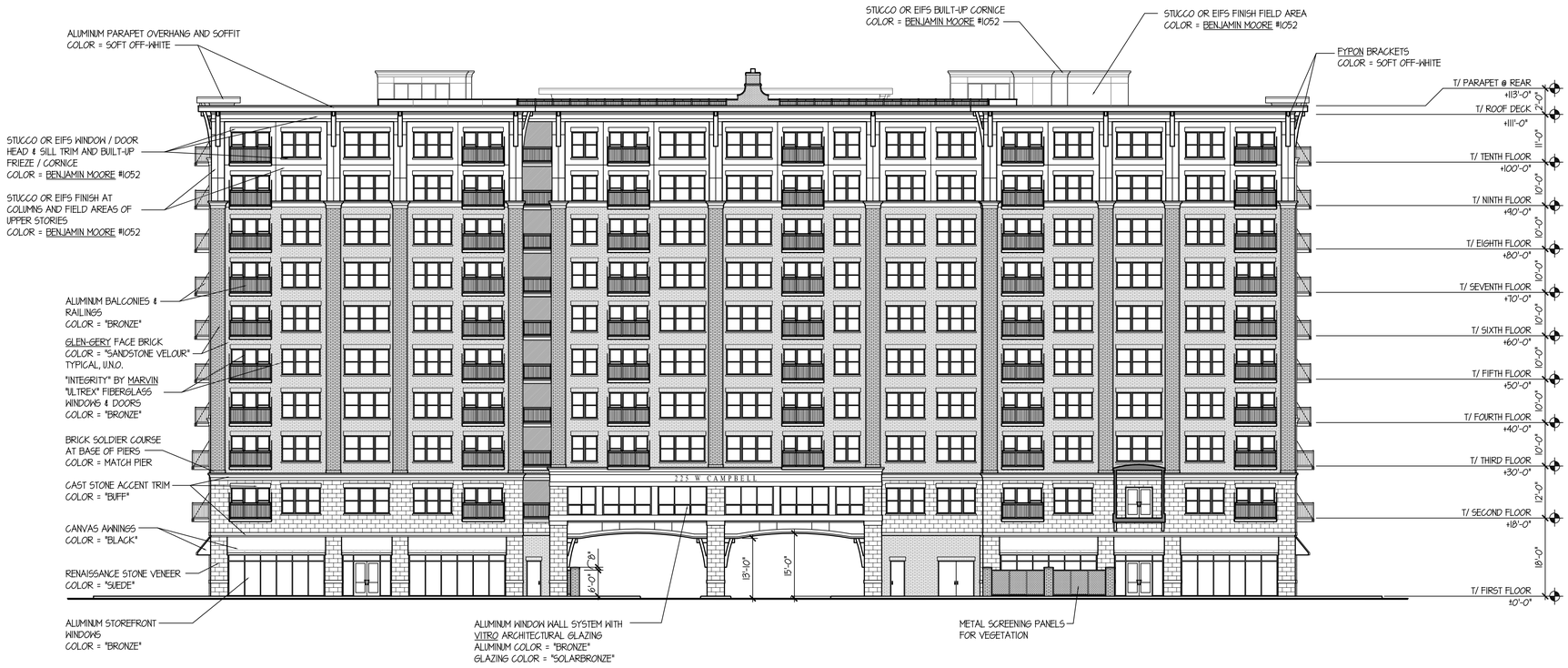
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JOB NO. 388315

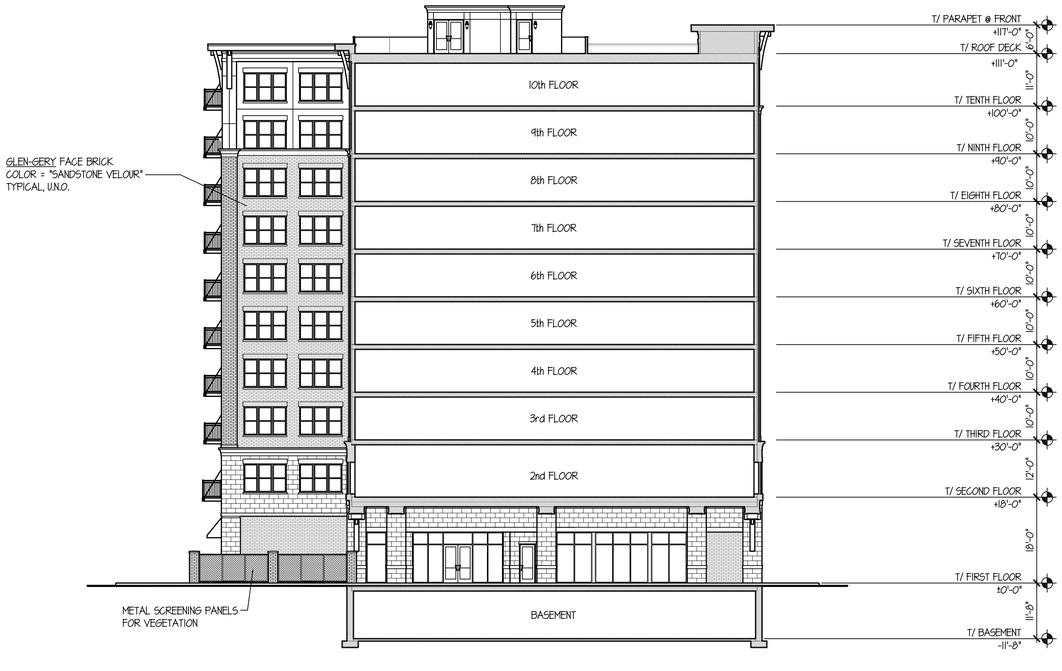
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OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



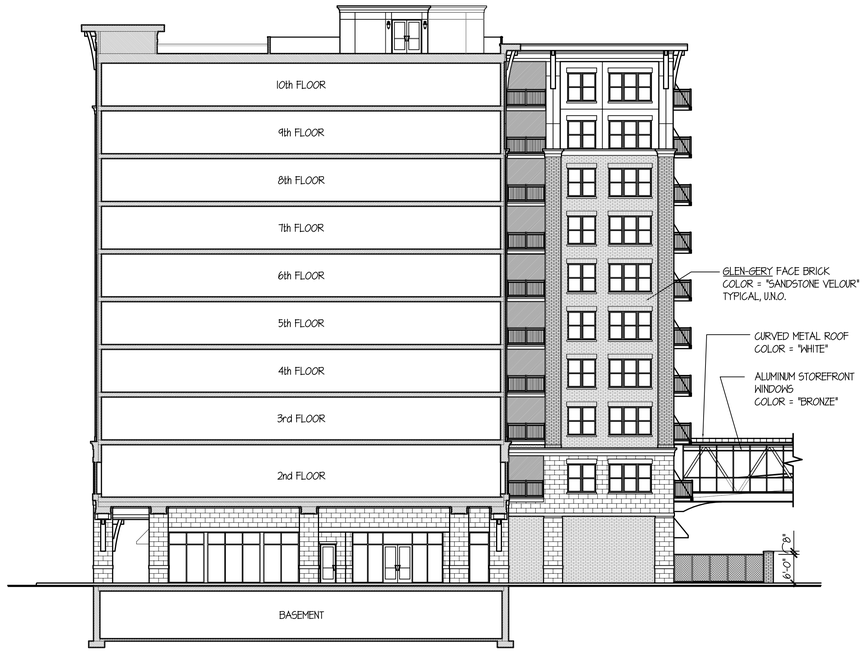
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL DRIVE-THRU UNDERPASS LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. DRIVE-THRU UNDERPASS LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 9.15.20

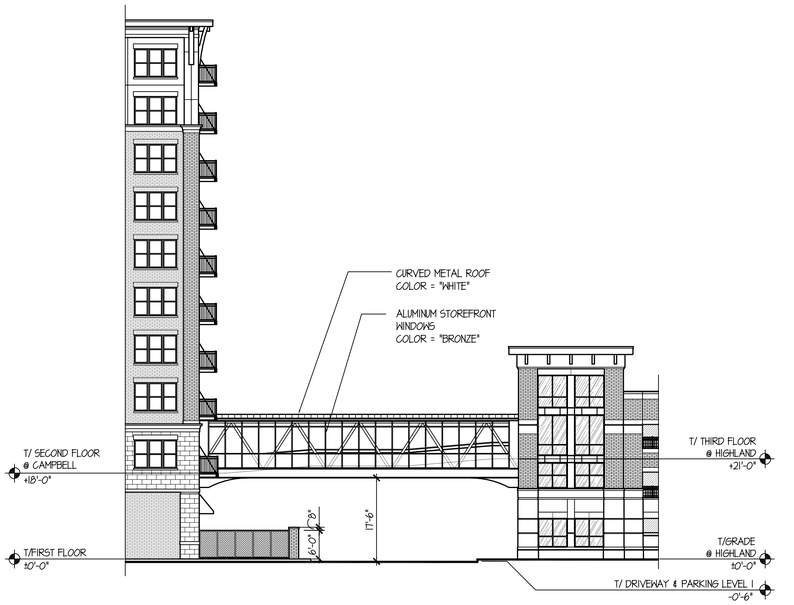
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3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CA.4
OF 11

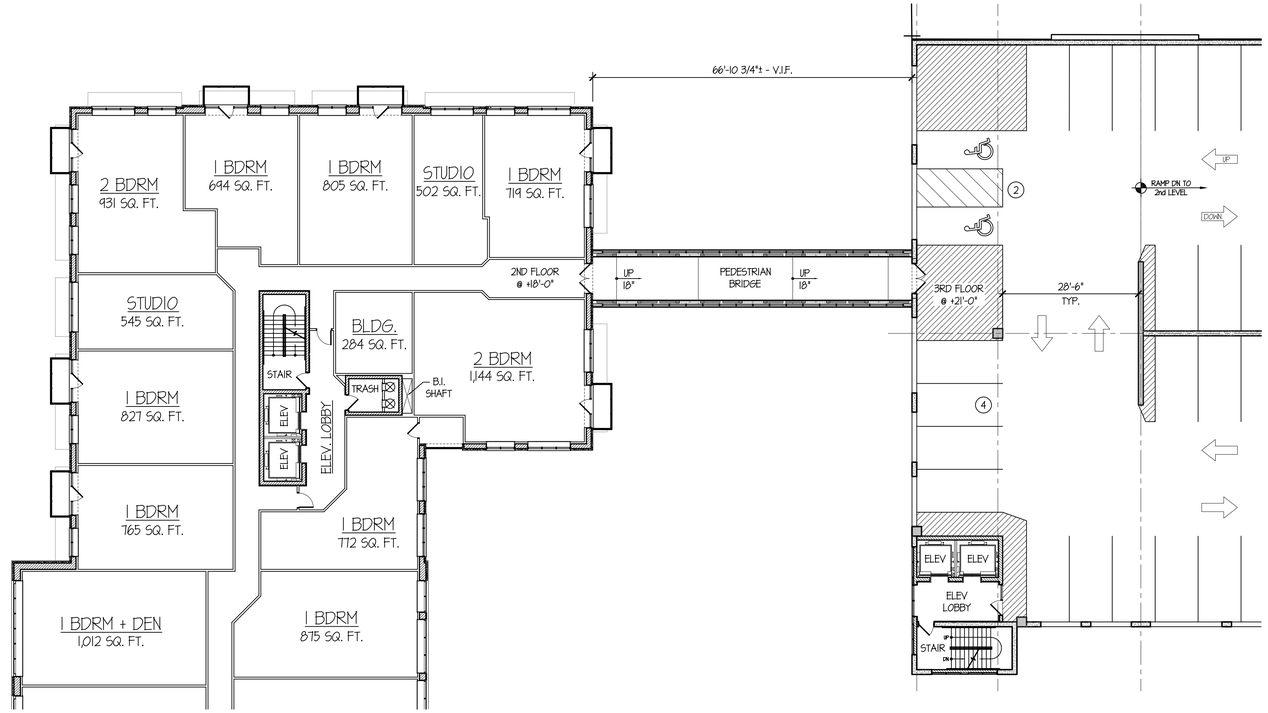
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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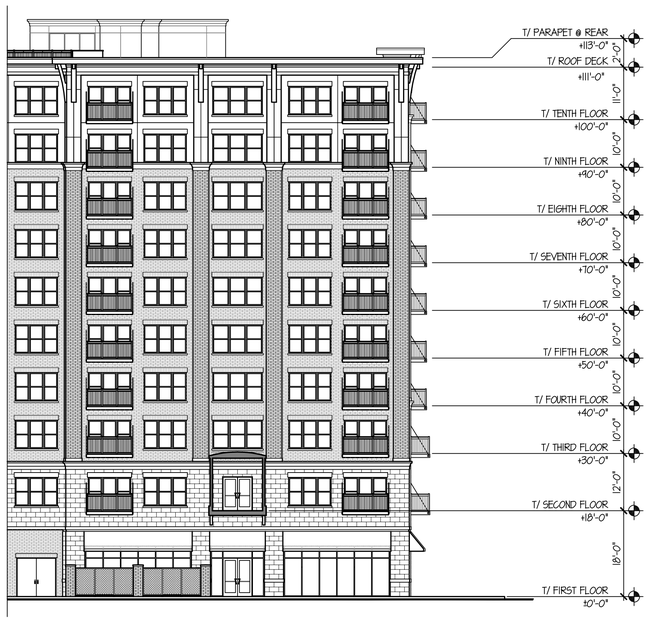
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



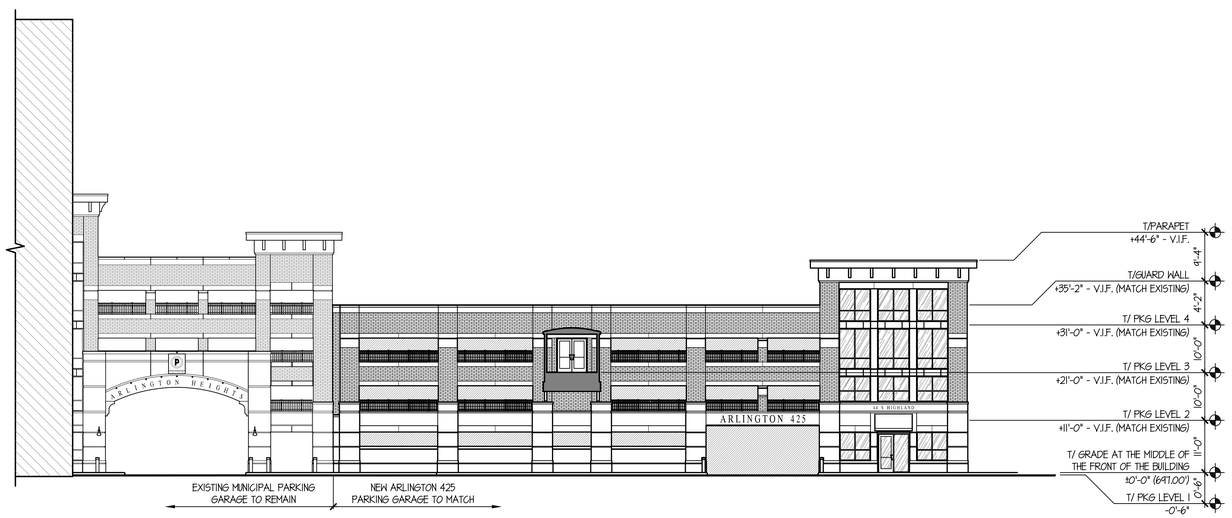
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



PARTIAL CAMPBELL SOUTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



HIGHLAND NORTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PED. BRIDGE
PLANS & ELEVS.

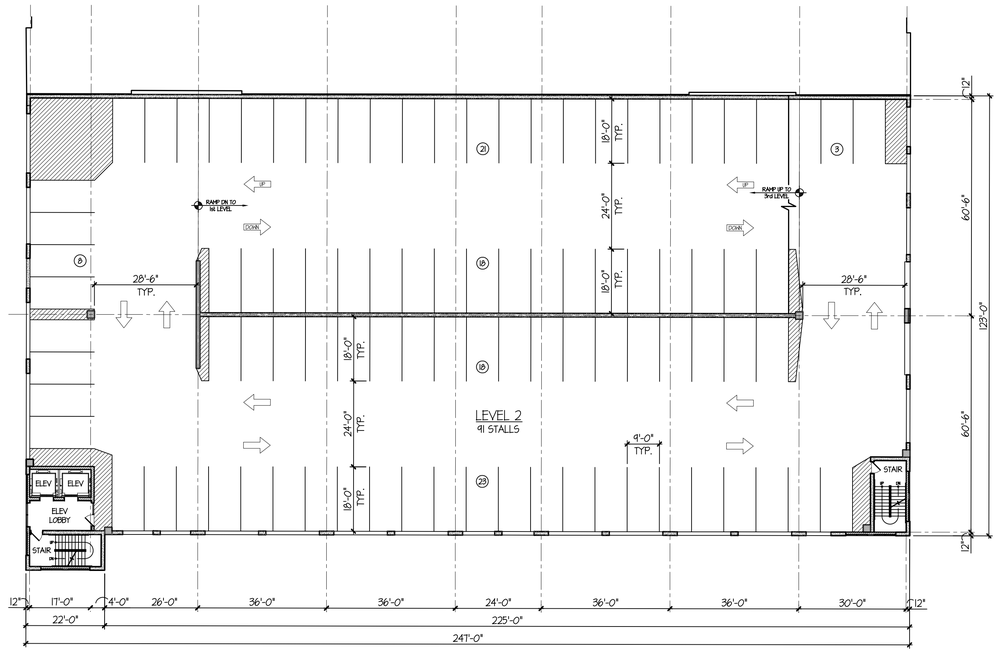
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NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

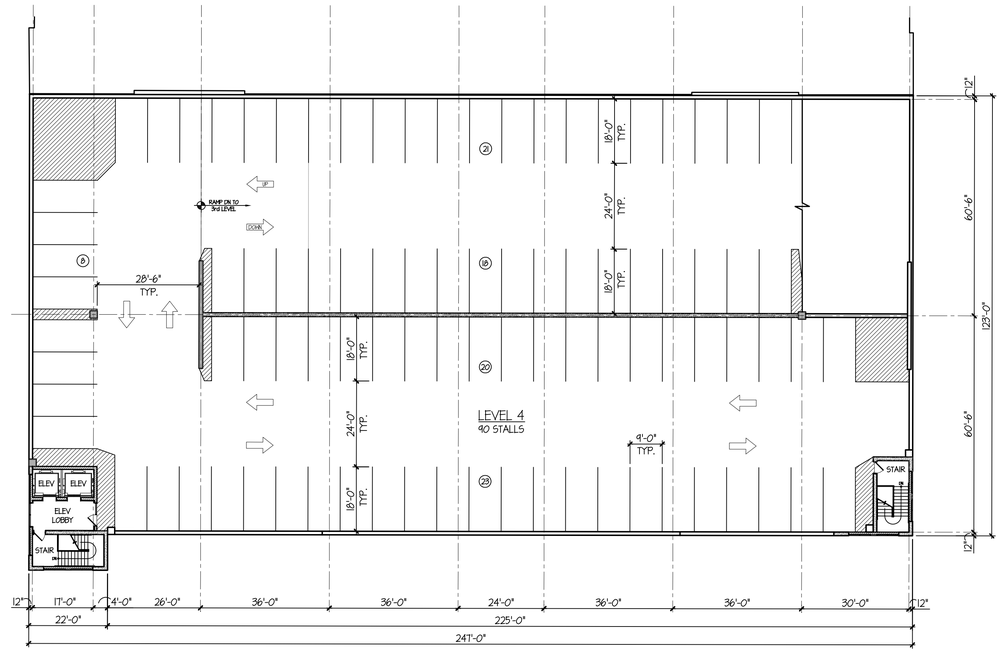
SHEET NO. PB.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



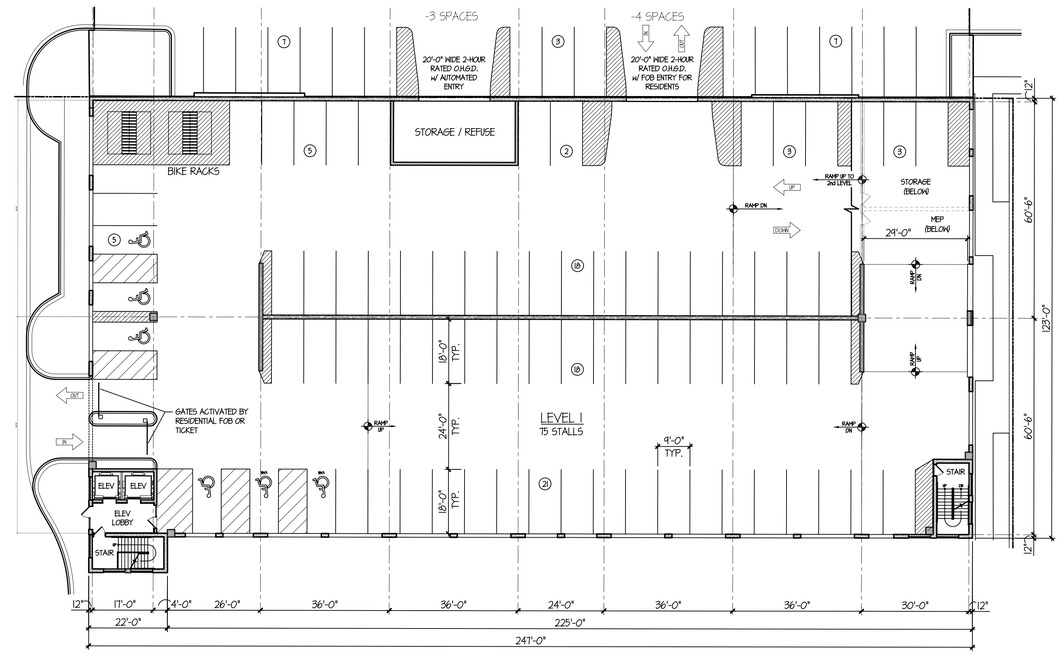
SECOND LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



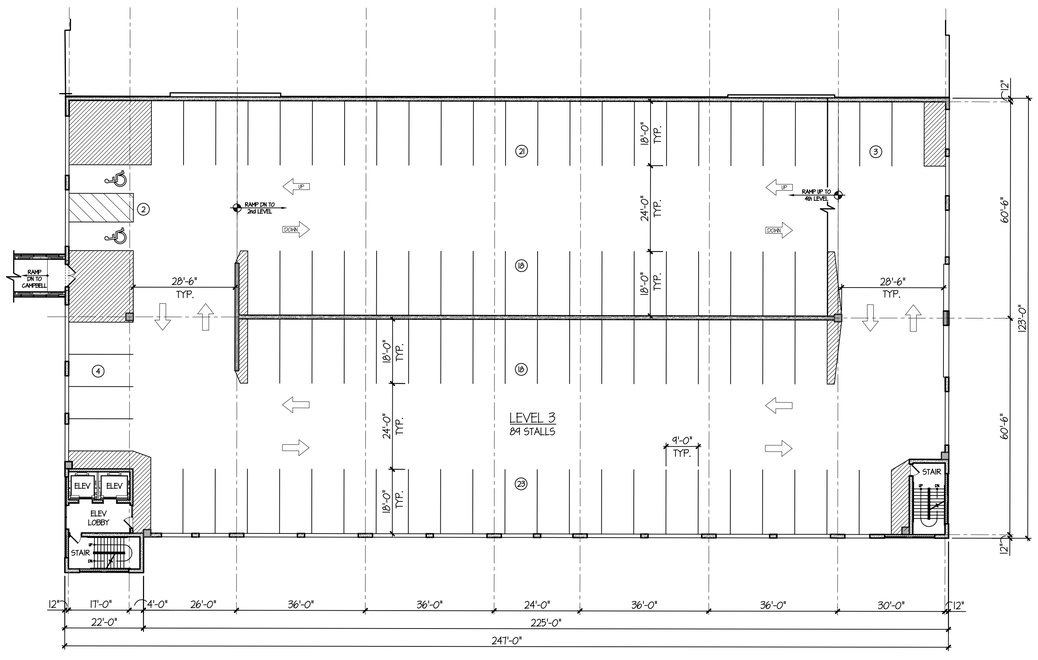
FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

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ARCHITECTURE

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CCH LLC
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PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE PLANS

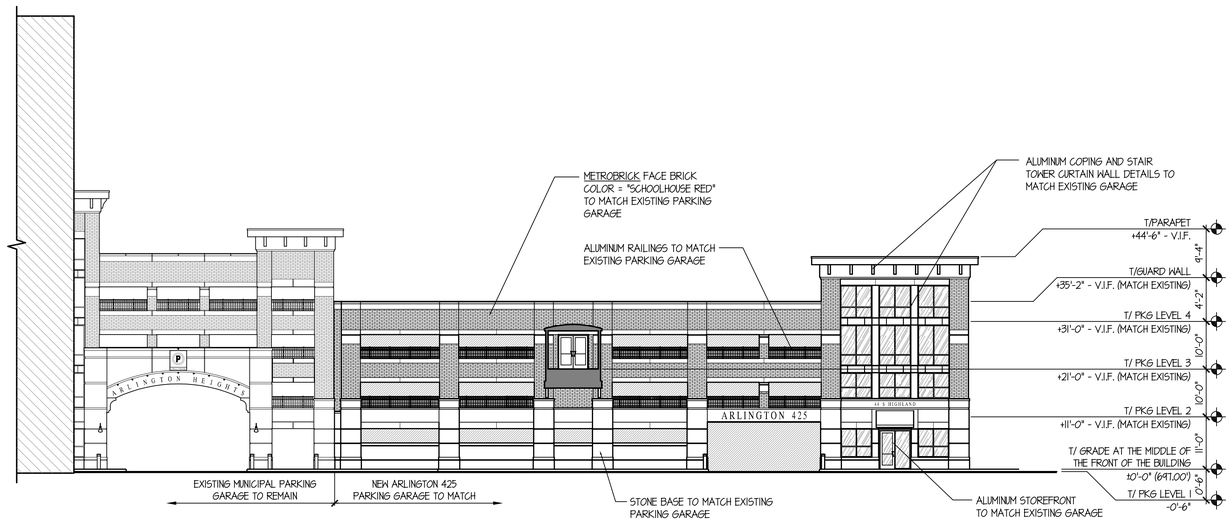
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2	PC REVISIONS	2.19.21	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

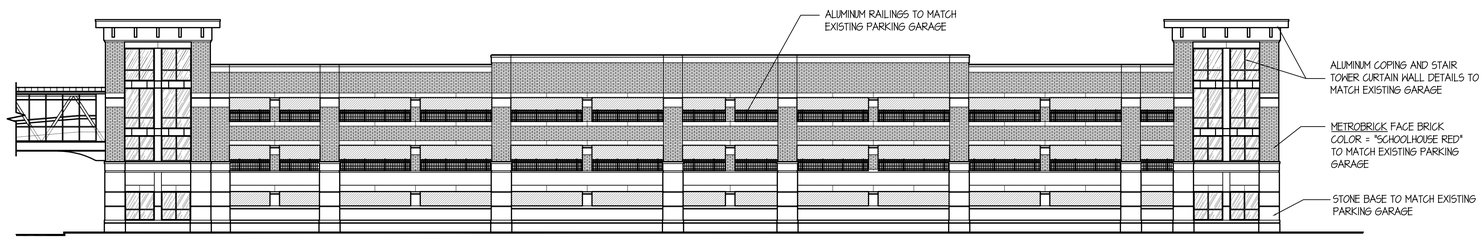
SHEET NO. HL.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



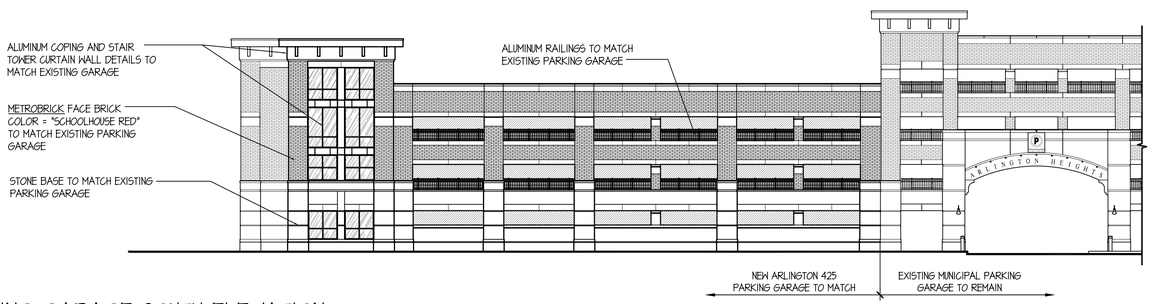
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND
GARAGE ELEV'S

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. HL.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

33 S. CHESTNUT AVENUE

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY BRICK
COLOR: "CABERNET"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "CAFE"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

TRIM, PANELING & PARAPET: AZEK TRIM & PANELING
COLOR: PAINTED BENJAMIN MOORE "980"

WINDOW BAYS: ALUMINUM WRAPPED BAYS
COLOR: "SUEDE"

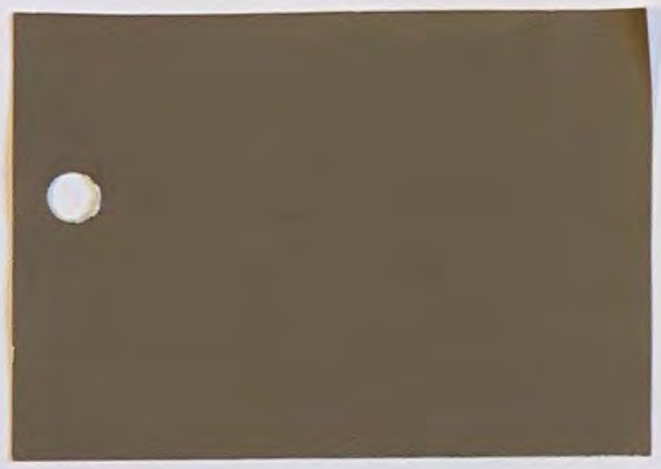
ROOF: DAVINCI ROOFSCAPES 'BELLAFORTE SLATE' ROOF SHINGLES
COLOR: "SMOKEY GRAY"



ARLINGTON 425

LIVE | SHOP | DINE

33 SOUTH CHESTNUT AVENUE



"AZEK" PANELING & PARAPETS



ROOF SHINGLES



BALCONIES & RAILINGS



FIBERGLASS WINDOWS



ALUMINUM BAY WINDOWS



BRICK



STONE



BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

225 W. CAMPBELL STREET

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "SUEDE"

STONE: CAST STONE TRIM ACCENT PIECES
COLOR: "BUFF"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: FIELD, ACCENT & CORNICE / FREIZE
COLOR: BENJAMIN MOORE "1052"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: SOFT OFF-WHITE

BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE



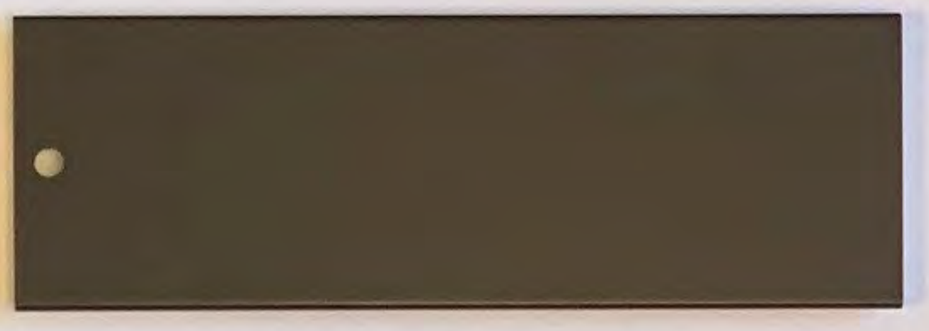
ARLINGTON 425

LIVE | SHOP | DINE

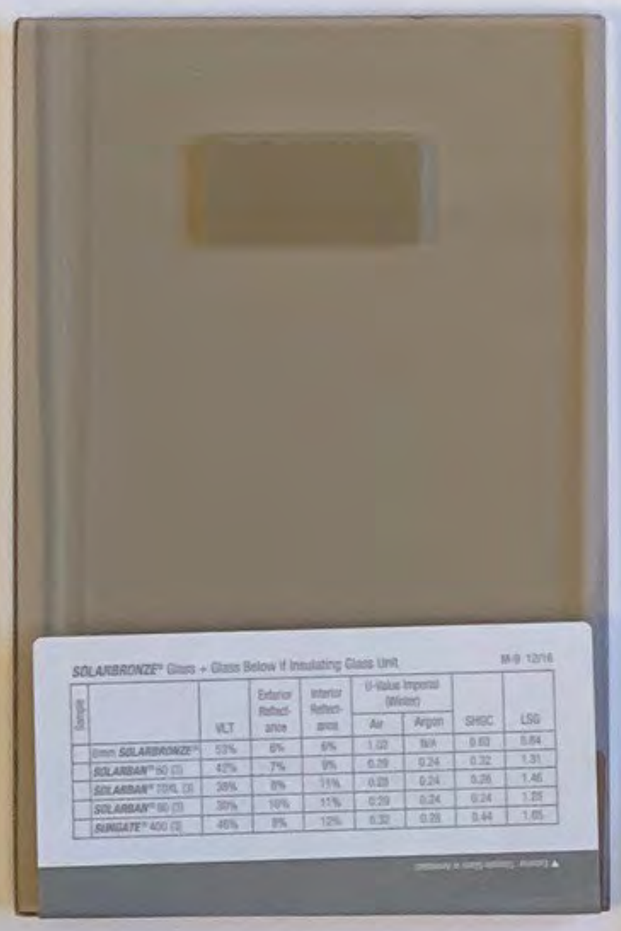
225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



STONE



BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

44 S. HIGHLAND AVENUE

BRICK: METROBRICK
COLOR: "SCHOOLHOUSE RED"
TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STONE: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: CLEAR GLAZING OR FROSTED SPANDREL PANEL
- TO MATCH EXISTING MUNICIPAL PARKING GARAGE

RAILINGS: ALUMINUM RAILINGS
COLOR: "BRONZE"
- TO MATCH EXISTING MUNICIPAL PARKING GARAGE

CORNICE & BRACKETS: ALUMINUM WRAPPED & COMPOSITE TRIM
COLOR: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

PEDESTRIAN BRIDGE ROOF: STANDING SEAM METAL ROOFING
COLOR: "WHITE"



ARLINGTON 425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



CURTAIN WALL WINDOWS,
ALUMINUM RAILINGS,
CORNICE & BRACKETS



BRICK



STONE

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MARCH 30, 2021

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt
Members Absent:	Jonathan Kubow
Also Present:	Mike Firsel, Firsel & Ross for *Arlington 425* Rob Losselyoung & Kelli Bruckbauer, Tinaglia Architects for *Arlington 425* Bruce Adreani for *Arlington 425* Jason Bergwerff, Apex Design Build for *Hawkeye Chiropractic* Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR MARCH 9, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF MARCH 9, 2021. MOTION CARRIED.

ITEM 1. CBD MIXED-USE REVIEW

DC#21-017 – Arlington 425 – Sigwalt/Chestnut/Highland Ave.

Mike Firsel, representing *Firsel Ross,* Bruce Adreani, the developer, and Rob Losselyoung and Kelli Bruckbauer, representing *Tinaglia Architects* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing two new buildings and a new parking garage on the vacant northern three-fourths of Block 425 in the Downtown. This project previously received Design Commission approval on March 12, 2019, as well as zoning approval on June 3, 2019 per Ordinance 19-019. At this time, the petitioner has made changes to the project, so Design Commission re-review and zoning amendments are required.

In 2019, the project was comprised of a 4-story apartment building facing Chestnut Avenue, a 9-story mixed-use building facing Campbell Street, and a 13-story apartment building with parking garage facing Highland Avenue.

A summary of the primary design changes to the project are as follows:

- Highland Building. The entire residential tower above the parking garage has been omitted. The garage has been redesigned as a 4-story structure abutting the existing municipal garage. Similar to the 2019 approval, the architectural style, materials, and details have been designed to match the existing municipal garage.
- Chestnut Building. The Chestnut building has been changed from a four-story building to a five-story building. The exterior design and materials remain the same as approved in 2019.
- Campbell Building. The Campbell building has been changed from a nine-story building to a ten-story building. The exterior design and materials remain the same as approved in 2019, except for some minor changes to the window arrangement at the second floor. Also, a pedestrian bridge connection to the parking garage has been added on the back of the building at the second-floor level.

Mr. Hautzinger explained for clarification to those participating in tonight's meeting, including the public, that the purview of the Design Commission is to review the building designs and signage. The Design Commission will be looking at the appearance of the the buildings in terms of aesthetics, architectural design, and style. The height of the buildings will not be reviewed by this commission tonight; however, this project is scheduled for Plan Commission review tomorrow night, and all matters regarding zoning, building heights, parking, site design, will be reviewed then. Mr. Hautzinger welcomed public attendance and comment at tonight's meeting, but encouraged that the comments should be focused on the design of the buildings.

Mr. Hautzinger continued with Staff comments. All requirements from the 2019 Design Commission approval have been addressed and incorporated in the current plans. A detailed summary titled "2019 Design Commission Conditions of Approvals" has been included in the Design Commission packet.

In regards to the architectural designs, the designs of the Chestnut and Campbell buildings have not changed since the 2019 approval, except for the addition of one additional story to the body of each building which is nicely integrated and does not create any aesthetic design concerns regarding the appearance of the buildings.

In 2019, the garage design was approved to match the existing garage. The current redesigned smaller version with stair towers at each corner is nicely done to match the detailing of the existing garage. The only comment regarding the proposed garage design is that the small green awning above the pedestrian entry into the main stair tower has a random and understated appearance. A more substantial canopy is recommended in lieu of the small fabric awning to better fit with the overall garage design.

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. The

Chestnut and Campbell buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it is recommended to be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens.

With regards to signage, each building has wall-mounted street addresses above the main building entrance. The parking garage also has an "ARLINGTON 425" wall sign above the vehicular entry. The proposed signs are nicely designed and appear to be code compliant. However, the petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

Staff recommends approval of the project with recommended conditions as summarized in the Staff Report.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Mike Firsel presented an additional rendering showing an optional 5-story parking garage, which will be almost perfectly symmetrical to the existing Vail Street garage, making it difficult to tell the difference between the two buildings. They fully agree with all of Staff's recommendations tonight and will work with Staff to modify the awning above the pedestrian entry into the main stair tower of the garage, as well as with the signage. The lack of change in the architecture of these 2 buildings was intentional because they love the design of the buildings previously approved and feel they fit in with the downtown and surrounding area extremely well. The glass tower building proved to be such an exorbitant cost, which caused the plan to be modified. To mitigate some of the loss of the 125 units in the Highland building, one level each was added in the other 2 buildings. He and his team were happy to answer any questions.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said that there was.

PUBLIC COMMENT

John Peck and Maria Venewitz, 39 S. Mitchell Avenue. Mr. Peck wanted to understand why the Design Commission is not evaluating the height of the buildings, particularly the height of the Chestnut building and how it meets the guidelines for harmony and compatibility, especially since there is now high-density residential boarding with single-family homes.

Mr. Hautzinger replied that in terms of harmony and compatibility, the Design Commission should be considering how the proposed designs relate to the context and the surroundings; however, the Municipal Code regarding Boards and Commissions are set up by purview and responsibilities, with the height and zoning being under the purview of the Plan Commission and ultimately the Village Board, and the Design Commission purview being to review how the building style and design fits in with the surrounding context.

Mr. Peck said that from previous experience, he was unsure if the Plan Commission knew this. He said that a lot has changed since developments started to gain attraction on this site, starting with the CA Ventures project a few years ago where the Design Commission evaluated height and the impact of its transition on the surrounding neighborhood. The community was satisfied with the previously approved design of the Chestnut building and its 4-story height. The guidelines appear to have changed because when these same issues come up at the Plan Commission review, they say the issues are under the purview of the Design Commission. Mr. Peck also said that Staff has said a lot tonight about being on board with the changes, yet there is no mention of the community. The only recent community event regarding this development was in December, which he felt was basically a check the box type of event that allowed the developer to say that they have met with the community, but nobody could speak freely and only allowed to put their questions in through the chat, and even then, they were not all answered, and they were often paraphrased to the advantage of the developer. Mr. Peck asked how the community can be incorporated into these decisions, again, coming back to the original design of this development which the community finally got to an agreement on what the transition should look like, specifically with the Chestnut building.

Mr. Hautzinger said that these meetings are the public's primary opportunity to participate and provide input. Written input in advance of the meetings is also welcome, and the Planning Department is always available to answer any questions. The public meetings are hosted so the Boards and Commissions can hear the community's input directly. The public has every right to give input tonight on the designs, and the Plan Commission will be meeting tomorrow to hear any comments about the height or other zoning concerns. Once the Design Commission and Plan Commission reviews are completed, the project will be scheduled for Village Board review, which allows another public meeting opportunity to provide input from the public. Mr. Peck said he will be attending the Plan Commission review tomorrow and he hoped that his comments tonight will be shared with the Plan Commission because he was probably not the only resident who had these same concerns.

Melissa Cayer, 1207 S. Ridge Avenue. She asked if there are townhomes located at the south end of this site along Sigwalt. Mr. Hautzinger replied that the aerial image being shown tonight does not include the 3 new townhome buildings that are currently under construction at the south end of the site (Sigwalt 16).

Brian Garrish, lives in the Metropolis building at 1 S. Highland Avenue, directly across from this site. He pointed out the shadows that are shown in the rendering and asked if they are an accurate depiction of where sunlight will fall on each building. He asked if a study was done regarding sun/shadows in the future. Mr. Losselyoung replied that the shadows shown on the rendering were for effect only, and a study on sun exposure/shadows has not been done. Mr. Garrish suggested super-imposing a rendering of the new townhomes at the south end of this site to help understand and visualize the traffic flow because of the already busy traffic flow on Highland. He said that both the outdoor dining in the downtown and this new development are fantastic for the Village; however, he is very interested in the circulation pattern because of the new density coming on Highland Avenue, which is already very very busy. He was also curious how this has been addressed in the overall design, which could be a question for the Plan Commission. Mr. Firsel said they are happy to address these concerns tomorrow night at Plan Commission; traffic and parking is a major component of the development of this project.

There was no further public comment.

The commissioners summarized their comments. Commissioner Eckhardt agreed with Staff's representation that the buildings have not substantially changed in major elements. He said that this commission previously spent a significant amount of time reviewing the Chestnut building, and he is okay with it as proposed tonight because it is not much different. He agreed with the resident's suggestion that a contextual rendering showing how this development relates to the new townhomes at the south end of the site be prepared for tomorrow night's Plan Commission review, because a lot of people will be interested to see the entire site. Commissioner Eckhardt said he was okay with the revised design of the buildings, and the parking garage that mimics the neighboring building. He preferred the 5-story option for the parking garage because it matches up with its neighbor, and he asked if the new bridge connection is a dark bronze color, and the petitioner confirmed that it is. Commissioner Eckhardt also said that the canopy at the parking garage entrance needs more strength and to be more substantial. He had no further comments.

Commissioner Kingsley agreed with most of the comments made by Commissioner Eckhardt. She asked to see the east facade of the Chestnut building to confirm if it mimics the other façade. The 5 stacked bays were pointed out and she asked if that was the same as previously approved, which Mr. Losselyoung confirmed. Commissioner Kingsley liked the new stair towers on the parking garage, and she asked about the type of glass being proposed. Mr. Losselyoung said the tower will be a combination of clear glass and spandrel panels because there are elevator shafts behind some of the glass in the tower. Commissioner Kingsley also asked if the metal color of the bridge is going to match the cap and the metal of the garage. Mr. Losselyoung said they envision most of the bridge base to be the bronze color to match the new buildings, and a roof cap that matches the parapet areas of the existing garage and the new parking garage. He added that the roof structure of the pedestrian bridge will be the darker color to match the towers of the parking garage, and the sides and structure of the pedestrian bridge will be the bronze color. Commissioner Kingsley asked why the bronze color was not proposed on the parking garage and Mr. Losselyoung

replied that they want to match the existing parking garage colors, which is black. Commissioner Kingsley had some hesitation with that; having the bronze and the black; however, she wanted to hear how the other commissioners felt about that. She agreed with the suggestion for some type of canopy over the door into the parking garage, and she suggested something to match the cornice material, although black might be too overbearing with the bronze connection. Lastly, Commissioner Kingsley felt the previous comments about sun exposure and context elevations are good points, and she felt that a context elevation in all four directions of the surrounding area would really help people understand the density of this development, as well as a section through it. It might even help residents to embrace some of the green space and things that this development might be offering. Commissioner Kingsley had no further comments.

Commissioner Seyer agreed with the comments made by the other commissioners. When it came to any exposed metal on the bridge, he preferred a darker color. He was very much in favor of the new design and did not see any noticeable difference with respect to the increased height, and the removal of the third building is a great improvement on the overall massing of this development. So far, he is in favor of the revised design from an aesthetic point of view, which is really the goal of this commission; to look at it from a design perspective and how it is a positive architectural impact to the neighborhood. He is in favor of the revisions being presented tonight.

Chair Fitzgerald agreed with the comments made so far. His comments are specific to the parking garage. He asked if the new parking garage will be used by the public or strictly for residents, and Mr. Firsel replied that the parking garage is for residential use only; for the residents' guests and customers of Arlington 425. Chair Fitzgerald was in favor of something nicer above the entrance door to the parking garage, something matching the top of the stair tower would be appropriate, and he was okay if it coordinates with the bridge that connects the two buildings together. Something metal to mimic the cornice at the top would be nice. If the covering remains canvas as shown, he preferred a dark color and felt the covering should be larger to cover both the entrance door and the two windows on each side. Chair Fitzgerald was also in agreement that all utilities on the outside of the building would be somehow hidden. He had no further comments.

Commissioner Seyer commented on the aerial rendering that shows a grey color tone on top of the garage that is a bit confusing with regards to what is proposed and what is existing. The grey color looks like a portion of the existing garage, and he encouraged more realism with regards to what is actually on top of the garage roof, so it does not unnecessarily bog down questions and negative weight to the project. Mr. Firsel understood the point made and suggested revising the aerial rendering to show the striping of the parking spaces on top of the parking garage.

Mr. Hautzinger commented that there are hands raised from the public at this time.

PUBLIC COMMENT

Brian Garrish asked if any changes were made on the ground floor of the buildings facing Campbell Street. Mr. Firsel said that east of the Porte cochiere will be approximately 7,900 sf of retail, hopefully a restaurant with outdoor seating on the corner, and further west between the Porte cochiere and the corner will be general retail. The retail component from the west portion of the Porte cochiere has been removed due to lack of interest as well as the close proximity to residential. This portion of the ground-floor is now intended for building amenities, rather than retail use. They did not want to alter the overall appearance of the building, so it will be finished as shown tonight. Mr. Garrish asked if this area will ever become retail and Mr. Firsel replied never say never; if a tenant is interested and the necessary parking can be accommodated, they would consider it. Mr. Garrish asked if the top floor of the building is an amenity to the residents of the building, or part of a future restaurant, and Mr. Firsel said it is strictly amenities for residents of Arlington 425; as of today, it is not a public space. Mr. Garrish asked if Highland Avenue will remain a two-way street and Mr. Firsel said that it will. Mr. Garrish pointed out that the additional parking for residents only, with increased traffic in this area, needs to be taken into consideration. Mr. Firsel said that they will be expanding on that discussion at the Plan Commission review tomorrow night. Mr. Garrish said that it is a very good-looking project.

Tom Smatta, lives in the 200 W. Campbell building. He said that the height of the 4-story parking garage looks short and squatty, and he suggested carrying the walls up higher, so it matches the existing garage. There does not need to be a 5-story garage, just 5-stories of wall.

Deborah Steven, 421 W. Campbell Street. She missed a lot of the meeting so far, but she asked how many units will be in each of the new buildings on Campbell and Chestnut, and whether the units will be condos or rentals. Mr. Firsel said the Campbell building will have 234 units, and right now the Chestnut building will have 85 units; however, that is the maximum number allowed and the market demand will determine the size of those units and whether they are rentals or condos. The Campbell building will be all apartments, with 12 of the units being affordable units.

John Peck, 39 S. Mitchell Avenue. He asked for clarification on the amount of retail space on the ground-floor of the Campbell building because he was excited when the project was originally presented with a lot more than what is shown tonight. Although the petitioner indicated tonight that things could change prior to construction with regards to the amount of retail, he asked if that was possible once the building is built and handed over to a building management company. He felt that retail space was important to the vitality of the neighborhood and the downtown area. Mr. Firsel replied that there is a very strong likelihood that the space will remain as amenities as shown tonight. He added that the entire project originally contained 36,000 sf of retail and office space, which was changed to 7,500 sf of retail space and no office space.

Kerry Dwyer, 30 S. Chestnut Avenue, lives directly across from the building that will be developed on Chestnut. She referred to the Chestnut building rendering and asked if there is a plan to widen the street, because with construction of the new townhomes at the south end of this site, that side of Chestnut is being widened to create niches for parking cars, but the street is not being widened. At present, parking is not allowed on Chestnut because of the construction. She asked what the intended purpose is for traffic flow, and how will residents living across the street from this development to be able to easily get in and out of their driveway. Mr. Firsel replied that there will be parking along Chestnut as well as pull-off-to-the-side parking, although not the entire length of the street. There will also be accommodations for several vehicles to park along Chestnut pulling off the main roadway so it will still be a 2-way street. Ms. Dwyer asked if there will be parking restrictions for those spaces or will residents of the new Chestnut building be allowed to park in these spaces overnight; what is the plan to monitor street parking once those bump-outs are available again. Mr. Firsel said the Village would make this decision and they would agree with that decision. Mr. Hautzinger reiterated his comments from the beginning of this meeting regarding the purview of the Design Commission versus the Plan Commission. Matters being raised about parking are under the purview of the Plan Commission and he encouraged the resident to attend both the Plan Commission and Village Board meeting to provide her input. Ms. Dwyer also asked if the height and density of the Chestnut building is under this commission's purview and Mr. Hautzinger said that height, density, and number of units will all be discussed tomorrow night at the Plan Commission review.

Ed Morris, 1 N. Chestnut Avenue, with his unit on Campbell street. He asked about the new building being increased to 10-stories and whether there will still be a restaurant on the top floor. Mr. Firsel said there will no longer be a restaurant on top of the building.

There was no further public comment.

Chair Fitzgerald asked if there was any other comments or discussion from the commissioners, and there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN REVISIONS FOR THE TWO PREVIOUSLY APPROVED NEW MULTI-STORY BUILDINGS AND THE NEW PARKING DESIGN FOR *ARLINGTON 425*. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/26/21, REVISED DRAWINGS CA.3 & CA.4 RECEIVED 3/19/21, MATERIAL BOARDS AND MATERIAL LISTS RECEIVED 3/1/21, REVISED MATERIAL LIST FOR 225 W. CAMPBELL RECEIVED 3/19/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT FOR A LARGER ENTRANCE CANOPY AT THE GARAGE ENTRANCE, TO BE A MINIMUM OF THE ENTRANCE DOOR PLUS THE 2 SIDELIGHTS, AND BE A NOBLE MATERIAL.
2. A REQUIREMENT THAT ALL EXTERIER UTILITY METERS BE SCREED APPROPRIATELY AND BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT ANY CHANGES TO THE CHESTNUT BUILDING; DETAILS, ELEVATIONS, OR CONFIGURATIONS, THAT OCCUR BETWEEN NOW AND PRIOR TO THE FINAL PLAN, MUST RETURN TO THE DESIGN COMMISSION FOR A RE-REVIEW.
4. A REQUIREMENT THAT THE BRIDGE DESIGN TO THE PARKING GARAGE HAVE DARKER METAL TONES AND THE ROOF OF THE BRIDGE BE FURTHER EXPLORED BY THE ARCHITECT TO CREATE A DECORATIVE PATTERN, BECAUSE OF ITS VISIBILITY FROM THE RESIDENTS FROM ABOVE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification on Condition #3. Commissioner Eckhardt said the Chestnut building will be the last building to be constructed, which could be 2 years from now, and right now the petitioner is undecided if the building will be condos or rentals; however, since that decision is not under the purview of the Design Commission, he wanted the approval of the Chestnut building tonight to include a requirement that once the petitioner finalizes the use of this building, any changes to the exterior of the building, no matter how minor, must return to the Design Commission.

Mr. Hautzinger also said that Staff included a condition that all applicable conditions of approval from the previous March 12, 2019 approval still pertain. Commissioner Eckhardt said he would amend the motion to include this condition.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

6. ALL APPLICABLE CONDITIONS OF APPROVAL FROM MARCH 12, 2019 AS SUMMARIZED IN THE '2019 DESIGN COMMISSION CONDITIONS OF APPROVALS' SHOULD APPLY.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
(THERE WAS NO AUDIO RESPONSE FROM COMMISSIONER ECKHARDT, POSSIBLE TECHNICAL ISSUE)
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Firsel thanked everyone for their time and the questions from the public. He said that tomorrow night will be a much more expansive meeting, covering many of the other issues raised tonight.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 12, 2019

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt Jonathan Kubow
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Arlington Block 425* Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425* Steve Ross, Firsel Ross LLC for *Arlington Block 425* Edin Lepuzanovic for *924 N. Walnut Ave.* Heather Moss & Matt Shimkus, Owners of *915 N. Walnut Ave.* Joe & Jon Zivoli, for the *Elm Shopping Center* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 26, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 26, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. CBD MIXED-USE RE-REVIEW

DC#18-104 – Arlington Block 425

Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, and Steve Ross, representing *Firsel Ross LLC*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural designs for three new multi-story apartment buildings in the Downtown. This is the design review portion of the approval process, with the zoning to be discussed at the Plan Commission review on March 27, 2019. Because this project is going to the Plan Commission, the role of the Design Commission is limited to the review of the building and signage only tonight.

This project received a preliminary Design Commission review on December 11, 2018 and a formal Design Commission review on February 12, 2019, at which time the project was continued to allow design concerns to be further studied and addressed by the petitioner. Highlights of the Design Commission feedback from the February 12 meeting are as follows:

- Chestnut Avenue Building:
  - The Design Commission was in favor of the design as submitted.
  - There was one recommendation to consider a nicer roofing material above the main entrance, such as faux slate shingles.

- Campbell Street Building:
  - There were concerns about the stone base terminating in the middle of the second floor windows, which created a castle-like crenellation appearance. It was encouraged to raise the stone to above the second floor windows.
  - Similarly, there was concern about the castle-like crenellation appearance at the top of the brick piers at the eighth floor.
  - The detailing of the curtain wall feature on the north elevation was discussed. It was recommended to add a horizontal break across the eighth or ninth floor line to give more hierarchy to the top of the building.

- Highland Avenue Building:
  - There was concern about the understated appearance of the main building entrance on the north elevation. It was encouraged to enhance the entry design with additional detailing for a more grand appearance.
  - Further design development of the first floor on the south elevation was encouraged to break up the appearance of the blank wall.
  - One commissioner felt that the top glass portion of the building needed better integration with the masonry garage base.
  - Two of the commissioners encouraged adding the curved central bay feature on the east elevation to match the west elevation.

Based on the feedback received at the February 12 Design Commission meeting, the petitioner has made the following changes to the proposed design:

- Chestnut Avenue Building:
  - The asphalt shingles have been changed to a black faux slate roofing material.

- Campbell Street Building:
  - The stone base has been raised to above the second floor windows, and transoms have been added to the second floor windows.
  - The brick piers at the eighth floor have been lowered to align with the top of the brick wall.

- A horizontal break has been added across the ninth floor line to give more hierarchy to the top of the building.
- The exterior material at the top floors has been changed from PVC panels to EIFS.

- Highland Avenue Building:
  - The design of the main building entrance on the north elevation has been enhanced with a grand appearance that works well with the design.
  - Inset metal screens for vegetation have been added across the first floor on the south elevation, which work well to break up the appearance of the blank wall.
  - The decorative Azek cornice at the top of the glass curtain walls has been changed to a simple aluminum parapet cap.
  - A flat glass curtain wall has been added in the middle of the east elevation.

Staff comments on the revisions are as follows:

- Chestnut Avenue Building:
  - Overall, the proposed design is very nicely done, and the faux slate roofing is a nice enhancement to the design.
  - The petitioner needs to clarify the material and finish of the ramp walls going down to the garage. The renderings illustrate brick, and the architectural drawings show a large-format running bond. It was previously mentioned that this will be a concrete form liner. If so, the finish/color needs to be confirmed.
  - Staff recommends approval of the design as submitted, with clarification of the ramp wall material and finish.

- Campbell Street Building:
  - The changes to the stone and brick detailing are nicely done, and address the Design Commission's concerns.
  - Staff recommends approval of the design as submitted.

- Highland Avenue Building:
  - For a more cohesive appearance, it is recommended that the central curtain wall feature on the east elevation be revised with a curved bay to match the west elevation.
  - The "44 S. Highland" wall sign is not allowed above the second floor ceiling. The sign should be revised to comply with code, or a sign variation would be required.
  - Signage should be developed for the parking garage so as to promote available customer parking for the development.
  - Staff recommends approval of the design, with these recommendations.

Additional Staff comments include all mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings. Staff recommends a condition of approval stating that where possible, all equipment and meters should be inside the buildings; however, for equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens. Separate sign permits and detailed sign plans will be required for the proposed address wall signs.

Chair Fitzgerald asked about any variations being requested for this project, and Mr. Hautzinger said that he did not have a prepared summary of variations; however, in general, the petitioner is seeking approval to rezone a portion of the site in the center of the block, PUD approval is required, and a land use variation to allow residential units on the first floor of the Chestnut building in the B-5 district.

Mr. Ross said that revised plans were submitted, and both Rob and Kelle from Tinaglia Architects could respond to any questions or comments from the commissioners. Mr. Losselyoung clarified that the material and finish of the ramp walls of the Chestnut building are intended to be form liner walls with brick piers around the opening. The ramp walls will be finished in a color to match the stone at the base of the building, with the form liner pattern as shown on the architectural drawing.

PUBLIC COMMENT

Susan Catlin said that she lives on Wing Street. She commented that the parking garage looks like a municipal parking garage; it does not look any different than the Municipal parking garage. She asked who the architect is for the Highland building, and Chair Fitzgerald replied that the same architect is designing all 3 buildings. Ms. Catlin felt the building looked too much municipal. She has lived in downtown Arlington for 14 years and said this looks really bad.

Kathleen Gabriel, 115 N. Pine Avenue. She stated that her comments are going to be more appropriate for March 27th. She has lived in Arlington Heights her entire life and has seen all the development, and is concerned that Arlington Heights is taking the term 'heights' very very literally. We are becoming a town of towers and aesthetically, she found the proposed project institutional looking, just like many other buildings in town. The concentration of this project makes her claustrophobic just thinking of the heavy, heavy concentration of all the buildings in a relatively small space. She is very familiar with this area and is concerned about the largeness of the project, and will attend the Plan Commission hearing on March 27th with more specific comments.

Keith Moens, 636 S. Cleveland Avenue. He is trying to ascertain what the number of affordable units will be in this project. The petitioner replied that the affordable housing component is currently being discussed with Staff and will be part of a Housing Commission hearing in the near future.

The commissioners gave their comments.

Commissioner Eckhardt had no issues with the Chestnut building and appreciated the roof change to simulated slate, which he felt was elegant and rich looking. He also appreciated and supported the form liner being used, along with brick and stone, which was a nice detail. He had no other issues with the Chestnut building. He appreciated that his previous comments about the Campbell building were addressed, and he asked for clarification of the material and color in the rendering of the bright white crown above the second-floor window, as well as the pilasters and the columns. Mr. Losselyoung said that what appears as white in the rendering will actually be more of a light grey limestone color, and the color of the pilasters and columns will be buff; the color difference would be much softer than as shown in the rendering. Commissioner Eckhardt was okay with the rear of the building, and had the same comment about the top of the building with the bright white pieces; he was disappointed that a sample was not presented tonight and felt the motion should include a review of a comparison of the buff and the trim color. In response to the resident comment that the parking garage looks like a municipal garage, Commissioner Eckhardt explained that the intent is to pick up the same architecture as the existing municipal garage, which he felt was appropriate because it would send a clear message that it is a parking garage. He liked the improvements that were made to the entrance of the Highland building, he supported a variation for signage above the second-floor ceiling height as shown, and he added a suggestion to enhance the sign with LED lighting. Commissioner Eckhardt also supported the details of the glass box on the corners, which is true to the aesthetic of the building, and he suggested the curved bay element on the west elevation also be on the east elevation, at least at the top 3 or 4 floors at a minimum. In conclusion, Commissioner Eckhardt was okay with the Highland building as proposed. He had no further comments and was ready to make a motion tonight.

Commissioner Kingsley thanked the petitioner for the hard work that went into the project and the changes that were made. With regards to the Campbell building, she was pleased to see that the piers were brought up. She pointed out where the buff color material and the limestone would be located on the building and asked if the light grey color of the limestone would be cool or warm in nature. Mr. Losselyoung said that either could be used. Commissioner Kingsley referred to the material sample board that had really warm materials, and had concerns that a grey limestone color

could be too stark. She felt the color should be reconsidered to ensure its compatibility with the other materials being proposed. In general, she really liked the color palette, which blends itself with the Arlington Heights aesthetic, but felt that care should be taken with the selection of the limestone to make sure it is more of a warm buff color, and lighter than the one being shown. Commissioner Kingsley was not in favor of using EIFS for the horizontal band through the curtain wall because the materials will wear differently and not look the same. She was also not in favor of using EIFS for the walls on the top 2 floors. With regards to the detailing of the second floor window heads, she suggested the petitioner look at how high the header will be and the tightness between the header and the stone band; maybe they should be separated. She also suggested getting rid of the white bases of the brick piers at the third floor line, which she felt were not appropriate.

With regards to the Highland building, Commissioner Kingsley appreciated the effort put into the entrance, and she liked the signage shown above the second-floor. Mr. Losselyoung reviewed the materials and colors proposed for the building, and Commissioner Kingsley asked if the buff color would be lighter or similar to the color on the Campbell building, and if the EIFS color would match the Campbell building. Mr. Losselyoung said that the buff stone color would be lighter, but the EIFS color would match the white color at the top of the Campbell building. Commissioner Kingsley said she was not in favor of the white color on either the Highland building or the Campbell building, and she was not in favor of the EIFS. She appreciated the cornice detail that was done at the top portion of the Highland building, but she was not in favor of the design in general; it was not cohesive. Commissioner Kingsley had no further comments.

Commissioner Kubow said that although he was not at the previous review of this project, he has reviewed both the meeting minutes and the plans that were presented and he appreciates all the time and consideration the petitioner put into responding to the commissioner's comments and concerns that are reflected in the design being presented tonight. He felt the buildings were better looking than before. Additionally, he felt the petitioner did a great job with overall site planning for the project in terms of density, transitioning, and the architecture. The designs nicely transitioned from west to east with a more traditional look, and more contemporary architecture towards the Highland building where there is more density. He appreciated the color palette as well, which he agreed is very much an ode to Arlington Heights, and felt the petitioner paid close attention to the Design Guidelines and the Village Comprehensive Plan.

In general, Commissioner Kubow wished the project was a little more contemporary in design. He asked about the window color and if the same color would be used on all 3 buildings. Mr. Losselyoung said that the windows on all 3 buildings would be bronze, and the tower on the Highland building would have a slight window tint for the floor to ceiling windows, with opaque spandrel panels. Commissioner Kubow referred to the Campbell building and he liked the modern curtain wall element as a transition from traditional to more modern, as well as the consistency in the material palette. He really liked both the Campbell and the Chestnut building, which address the issue of transition; however, he was struggling with the tower on the Highland building, although he understood what was trying to be accomplished. He asked if the Village was requiring the new parking garage to match the existing parking garage, and Mr. Hautzinger said no, this was the petitioner's choice. Commissioner Kubow liked the cornice detail, he was not against the white color, and felt the EIFS was a fine product to use; however, he was struggling with the lack of separation aesthetically from the Village garage. He also appreciated what was done with the entrance, making it more grand, and the height of the signage made no difference to him. In terms of the curved versus flat pieces, he was fine with flat on both sides for consistency, or he was also fine with curved on one side and flat on the other side. He had no other comments at this time.

Commissioner Seyer applauded the efforts of the petitioner to take the comments made by the commissioners and bring them into this latest design. He had no objections to the Chestnut building; it looked nice and the scale was appropriate. He liked the improvements that were made to the Campbell building, both in design and materials, with the exception of the white color of the cornice that was a little bit off and contrasting to the warm colors in the renderings. He recommended changing the white color to an off-white color instead. With respect to the Highland building, Commissioner Seyer acknowledged the changes that were made with respect to the integration of the glass and the parking, which he felt were better; however, he felt the white color at the top of the building should be a color more

complimentary to the rest of the palette. The spandrel glass seemed fairly transparent, and he cautioned the petitioner about the challenges of making a shadow box in the way it is shown in the rendering; more thought should be given to what that color is, especially in a mock-up to get the desired consistent appearance as shown in the rendering. With respect to the center bay, Commissioner Seyer questioned why the curve was there to begin with because it was foreign to the entire massing of the building. To him, the curve was odd; however, he liked the idea and supported the idea of matching it on both sides of the building. He added that although he was not objecting to the signage location aesthetically on the Highland building, he felt more thought should be given to how successful that sign location will be for the address, people driving up to the building will not be able to see the address because it is so high, especially with the canopy blocking the view of the sign.

Chair Fitzgerald liked the entire campus of 3 buildings and the way they match the existing buildings around the site. He liked how the Highland building is more modern and in the middle of everything, and will eventually be bordered on all four sides. He also liked that the Highland building matches the existing Village garage, making the garage less obvious. He was okay with the location of the building address on the Highland building, and he liked the details of the entrance; the height of it, the width of it, and felt it would solve the issues previously brought up by the commissioners. Chair Fitzgerald also liked the curved wall glass element on the Highland building; the building looked like it could have been an old building and then additions were done to it to bring it to be old versus modern, which he liked. He was okay with the flat element on the east side of the building; either way was fine with him, and he agreed with the concerns about the white color at the top of the building and wanted to see a warmer color. He also agreed with Staff's comments about hiding mechanical and utility equipment. Overall, Chair Fitzgerald liked the project and felt it was exciting, especially how each building was designed for a specific market of residents.

Commissioner Eckhardt felt that it should be a requirement that the top of the Highland building not be white.

Commissioner Kingsley wanted to clarify that comments about the garage on the Highland building matching the adjacent Village parking garage were brought up at previous meetings, where it was said that this was the petitioner's intent. She felt this was a huge challenge, to try to match the existing garage. She also agreed with Commissioner Seyer's comments that the curved element on the Highland building was unnecessary; she liked the building better without the curve.

Commissioner Kubow reiterated Chair Fitzgerald's comment that the Highland building would at some point be surrounded by something being built at the south end of this parcel; therefore, not much of the parking garage would be visible. He also agreed with Commissioner Kingsley's comment that it is difficult design challenge to attach to the existing garage, and how to approach that in terms of design. In general, Commissioner Kubow really liked this development and was excited to see something built here; the Village needs the density. He hoped the Village trustees make the right decision this time.

There were no further comments from the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS for 33 S. CHESTNUT AVENUE, 225 W. CAMPBELL STREET, AND 44 S. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 3/01/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. CHESTNUT BUILDING:
    A. A REQUIREMENT THAT THE RAMP WALL BE DETAILED WITH A COMBINATION OF RED BRICK PIERS ABOVE AND CONCRETE PANELS THAT ARE FORMED WITH FORM LINERS BELOW.
    B. A REQUIREMENT THAT THE SIMULATED SLATE ROOFING SAMPLE PRESENTED TONIGHT BE USED.
2. CAMPBELL BUILDING:

   A. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
   B. THAT STAFF REVIEW THE COLOR OF THE STONE CROWN MOULDING TO MAKE A DETERMINATION OF THE COMPATIBILITY OF THE WARM TONES, AND IF NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.
   C. A REQUIREMENT TO ELIMINATE THE BRICK PIER BASES ON TOP OF THE STONE CROWN MOLDING.
3. HIGHLAND BUILDING:
   A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING.
   B. A RECOMMENDATION THAT THE PETITIONER SUBMIT EXHIBITS FOR SIGNAGE THAT HIGHLIGHT THE PUBLIC PARKING ENTRANCE.
   C. A REQUIREMENT THAT ALL METERS BE SCREENED AND/OR LOCATED NOT ON PUBLIC WALKWAYS WHERE THEY CAN BECOME A VISUAL NUISANCE OR TRIPPING HAZARD.
   D. A RECOMMENDATION THAT THE ENTRANCE TO THE BUILDING BE HIGHLIGHTED WITH SPECIALITY LIGHTING TO MAKE ITSELF MORE PROMINENT.
   E. THE HEIGHT OF THE SIGN AS SHOWN IS ACCEPTABLE, WITH A RECOMMENDATION TO ALSO CONSIDER SIGNAGE AT A PEDESTRIAN LEVEL.
   F. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked if landscaping and lighting between the building should be discussed tonight, and Mr. Hautzinger replied that site design elements and landscaping will be reviewed by the Plan Commission. Commissioner Kingsley suggested the motion include a statement that the lighting should be pleasing, not harsh, and integrated with the design of all 3 buildings; less is more.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. AS A NOTE TO THE PLAN COMMISSION AND VILLAGE BOARD, THE LANDSCAPING INTEGRATION, SOFT LIGHTING, AND LIGHTING IN GENERAL NEEDS TO BE STUDIED CAREFULLY IN AND AROUND THE BUILDINGS FOR PEDESTRIAN USE.

With regards to the Highland building, Commissioner Eckhardt suggested adding to the motion an option for the petitioner to either add another curved bay window or eliminate both of them, since the commissioners have voiced differing opinions. Chair Fitzgerald was okay with that option. Commissioner Seyer said that he and Commissioner Kingsley were okay with them both being flat, if that was the direction the petitioner wanted to pursue. Commissioner Kubow agreed as well.

Mr. Hautzinger asked for clarification regarding the requirement about the ramp walls for the Chestnut building. Commissioner Eckhardt just wanted the record to show a requirement to treat the ramp walls with the brick and stone

form liners and coloration. Mr. Losselyoung clarified that there will be brick piers above as posts for the guard rails, and the ramp walls below will be a form liner wall.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISISONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. HIGHLAND BUILDING:
    A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING, OR AS AN OPTION TO THE PETITIONER, EITHER ELIMINATE THE BAY WINDOW ON THE WEST ELEVATION, OR ADD A BAY ON THE EAST ELEVATION, OR MAKE THEM BOTH THE SAME FLAT.

Commissioner Kingsley asked for clarification that the vote is for all 3 buildings in one vote, and Chair Fitzgerald said that it is.

SEYER, AYE; KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.
THE MOTION CARRIED.

Context Photos

Chestnut Building

60 feet

















Context Photos

Campbell Building

80 feet














METROPOLIS


METROPOLIS PL



TOWNHOMES ON THE SOUTH END OF THE BLOCK

Design Commission
11/28/2023

Item: DC#23-029 - Full Circle Communities-Grace Terrace - 1519 S. Arlington Heights Rd. / Institutional

Department: Planning & Community Development Department

REQUEST

Approval of the proposed architectural design for a new supportive housing development.

RECOMMENDATION

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations and material list received 11/21/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Confirm that the new color scheme works well by reviewing actual material samples at the meeting.

2. A recommendation to implement "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.

3. Add trim below the triple on all sides of the building, not just on the West Elevation.

4. Enhance the appearance of the west elevation with a more substantial design feature(s), such as enlarged bays and gables.

5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit

plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Report
11-28-23 Exhibits	Exhibits
10-24-23 Exhinits	Exhibits
Minutes 10/24/23	Exhibits
Public Comment to Design Commission	Correspondence

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	Grace Terrace
Project Address:	1519-1625 S. Arlington Heights Road
Prepared By:	Steve Hautzinger
Date Prepared:	October 18, 2023
Date Revised:	November 21, 2023

PETITIONER INFORMATION:

DC Number:	23-029
Petitioner Name:	Jordan Bartle
Petitioner Address:	Full Circle Communities 310 S. Peoria St, #500 Chicago, IL 60607
Meeting Date:	October 24, 2023
Re-Review Meeting Date:	November 28, 2023

Requested Action(s):
Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****.*"

Summary:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

Previous Review Comments:
This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
  - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
  - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
  - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
  - The canopy ceiling height is too low, and the giant fascia is unnecessary.
  - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The North Elevation lacks detail.
- The rear East Elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

Project Update:

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
  - A new brick that is less red with more iron spots has been selected.
  - The cast stone color has been changed from "Buffstone" to "Bone".
  - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
  - The canopy columns and fascia have been enlarged.
  - The color of the entry feature and canopy have been changed to all "Cobblestone".
  - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

Staff Comments:

The petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- Color Scheme. The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- Entry Canopy. The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- The trim added below the windows on the west elevation bay windows looks great. However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- West Elevation. The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch below.



West Elevation as submitted.

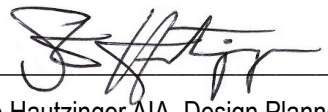


West Elevation with suggested enlarged bays and gables to enhance the design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations and material list received 11/21/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Confirm that the new color scheme works well by reviewing actual material samples at the meeting.
2. A recommendation to implement "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
3. Add trim below the triple on all sides of the building, not just on the West Elevation.
4. Enhance the appearance of the west elevation with a more substantial design feature(s), such as enlarged bays and gables.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 21, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029

2 NORTH WEST VIEW

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DESIGN COMMISSION SUBMITTAL

CORDOGAN CLARK
Aurora
Chicago

FULL CIRCLE communities

Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.21.2023

REVISIONS:

A7.1

1 EAST VIEW

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DESIGN COMMISSION SUBMITTAL

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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.21. 2023

REVISIONS:

A7.0



1 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- VINYL WINDOW - WHITE
- SHINGLES - COBBLESTONE GRAY
- FC TRIM - COBBLE STONE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - COBBLE STONE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - CRIMSON CREEK IRONSPOT

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410
DATE 10.17.2023

REVISIONS:

BID SET

A5.1



1 Enlarged Canopy Elevation - As Proposed
1/4" = 1'-0"



2 Enlarged Canopy Elevation - Option 2
1/4" = 1'-0"

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1519-1625 ARLINGTON HEIGHTS ROAD
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ENTRANCE CANOPY OPTIONS

JOB NUMBER 20-410

DATE 10.17. 2023

REVISIONS:

BID SET

A5.2



CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY

‘WHITE’ VINYL



HARDIE ‘COBBLE STONE’
FC SIDING & TRIM



HARDIE ‘AGED PEWTER
FC SIDING & PANELS



ROCKCAST ‘BONE’ CAST
STONE

HEBRON BRICK COMPANY



CRIMSON CREEK
IRONSPOT

FULL CIRCLE communities

GRACE TERRACE
1519 ARLINGTON HEIGHTS RD.

EXTERIOR MATERIALS BOARD

CORDOGAN CLARK



FULL CIRCLE communities

GRACE TERRACE

1519 ARLINGTON HEIGHTS RD.

LOCATION MAP

CORDOGAN CLARK







NORTH OF SITE

NORTH END OF SITE









SOUTH OF SITE

SOUTH END OF SITE









WEST OF SITE
(ACROSS ARLINGTON HTS. RD.

MIDDLE OF SITE









EAST OF SITE

FULL CIRCLE communities

GRACE TERRACE

1519 ARLINGTON HEIGHTS RD.

CONTEXT PHOTOS

CORDOGAN CLARK

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

1. TITLE SERVICES MIDWEST LLC FILE 213140 WITH AN EFFECTIVE DATE OF MAY 18, 2023, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.
2. SCHEDULE B, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. SCHEDULE B, ITEM 2: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND
4. SCHEDULE B, ITEM 3: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. SCHEDULE B, ITEMS 4–10: NOT SURVEY RELATED.
6. SCHEDULE B, ITEM 11: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS.
7. SCHEDULE B, ITEM 12: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISION AND RESTRICTIONS CONTAINED IN AN EASEMENT GRANT FOR A STORMWATER PIPE, PIPELINE AND EQUIPMENT AS GRANTED IN SAID EASEMENT GRANT RECORDED APRIL 20, 1992 AS DOCUMENT 92295456. AS SHOWN HEREON.
8. SCHEDULE B, ITEM 13: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE PLAT OF EASEMENT GRANTING CROSS ACCESS, SANITARY SEWER AND PUBLIC SIDEWALK AS GRANTED ON THE PLAT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429027. AS SHOWN HEREON.
9. SCHEDULE B, ITEM 14: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE EASEMENT AGREEMENT GRANTING ACCESS, EMERGENCY ACCESS, PUBLIC UTILITY, SANITARY EASEMENTS AS GRANTED IN THE AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT 1632342089. AS SHOWN HEREON, SEE DOCUMENT FOR PROVISION PARTICULARS.
10. SCHEDULE B, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ONSITE UTILITY & MAINTENANCE AGREEMENT FOR MAINTAINING THE INSTALLED PRIVATE WATERMAIN, STORM SEWERS, UTILITIES AS ITEMIZED BY VILLAGE CODE AND THE PRIVATE ROADS AND PARKING AREAS WITHIN THE LIMITS OF THE PROPERTY AS DESCRIBED IN AGREEMENT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429026. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
11. SCHEDULE B, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE AND ARLINGTON MEDICAL PARTNERS DEFINING REDEVELOPMENT OF THE CURRENT SITE, CONSTRUCTION COMMENCEMENT, FINANCING, MEETINGS, RESTRICTIONS AND ADDITIONAL COVENANTS, VILLAGE OBLIGATIONS, COVENANTS AND AGREEMENTS AND TIF ESCROW AMONG OTHER ITEMS AS CONTAINED IN THE ORDINANCE RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431054. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
12. SCHEDULE B, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FOLLOWING ORDINANCES:
    AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDING THE ZONING ORDINANCE AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 26, 1988 AS DOCUMENT 88084275. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT 0020478159. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE REPEALING ORDINANCE NUMBER 88–03, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT AND CERTAIN VARIATIONS, AS CONTAINED IN ORDINANCE RECORDED MARCH 10, 2006 AS DOCUMENT 0606934062. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE FROM R–1 TO OT AS CONTAINED IN ORDINANCE RECORDED MAY 18, 2007 AS DOCUMENT 0713822004. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429024. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 13–063 AND GRANTING A VARIANCE, GRANTING PRELIMINARY AND APPROVAL OF THE PUD AND A PRELIMINARY PLAT OF SUBDIVISION, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 21, 2017 AS DOCUMENT 1705213033. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS
13. SCHEDULE B, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS:
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING ARLINGTON HEIGHTS ROAD STUDY AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 25, 1974 AS DOCUMENT 22858283. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE OFFICIAL THOROUGHFARE PLAN AS CONTAINED IN ORDINANCE RECORDED MARCH 21, 1984 AS DOCUMENT 27012786. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY AMENDING THE LAND USE DESIGNATION AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429023. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE 2018 SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR PLAN AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 14, 2018 AS DOCUMENT 1825745016. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
14. SCHEDULE B, ITEM 19: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN NOTICES OF PROPOSED ANNEXATIONS AND ANNEXATIONS:
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836932. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836933. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836935. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836936. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836937. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837003. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837004. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE COMMISSIONERS OF HIGHWAYS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023277. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023278. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023279. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
15. SCHEDULE B, ITEMS 20–28: NOT SURVEY RELATED.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.
9. THE SURVEYED PROPERTY IS ARE VACANT PARCELS WITH NO POSTED ADDRESS. (TABLE A, ITEM 2).
10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)
11. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R–1 "ONE FAMILY DWELLING DISTRICT" AND O–T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)
12. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 675 FEET SOUTH OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND NOYES STREET. (TABLE A, ITEM 14)
13. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

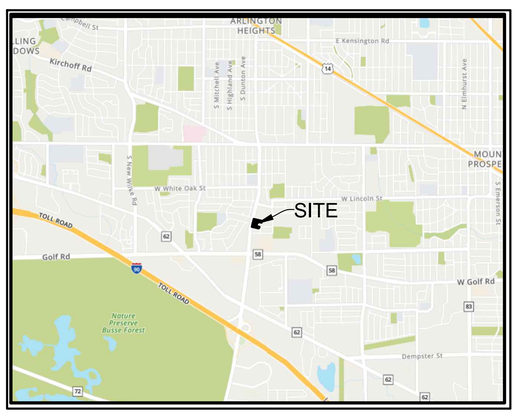
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR EMERGENCY ACCESS AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR INGRESS, EGRESS AND ACCESS FOR FIRE TRUCKS FROM ARLINGTON HEIGHTS ROAD IN THE EVENT OF AN EMERGENCY THROUGH THE "EMERGENCY ACCESS AREA" AS DESCRIBED AND DEPICTED IN EXHIBIT D OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 165.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 20 MINUTES 05 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 37.00 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 59.00 FEET; THENCE NORTH 13 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.00 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR WATER MAIN AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR TAPPING ONTO, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING WATER MAINS ON, OVER, UNDER AND ACROSS "WATER MAIN EASEMENT AREA"AS DESCRIBED AND DEPICTED IN EXHIBIT E OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 188.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.50 FEET TO A LINE BEING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 11.50 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING



LOCATION MAP

NOT TO SCALE

CURRENT P.I.N.:

08–10–300–012
08–10–300–056
08–09–401–003
08–09–401–014
08–09–401–015
08–09–401–016
08–09–401–022

PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88–GEOID 18

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANC

ALTA/NSPS LAND TITLE SURVEY

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

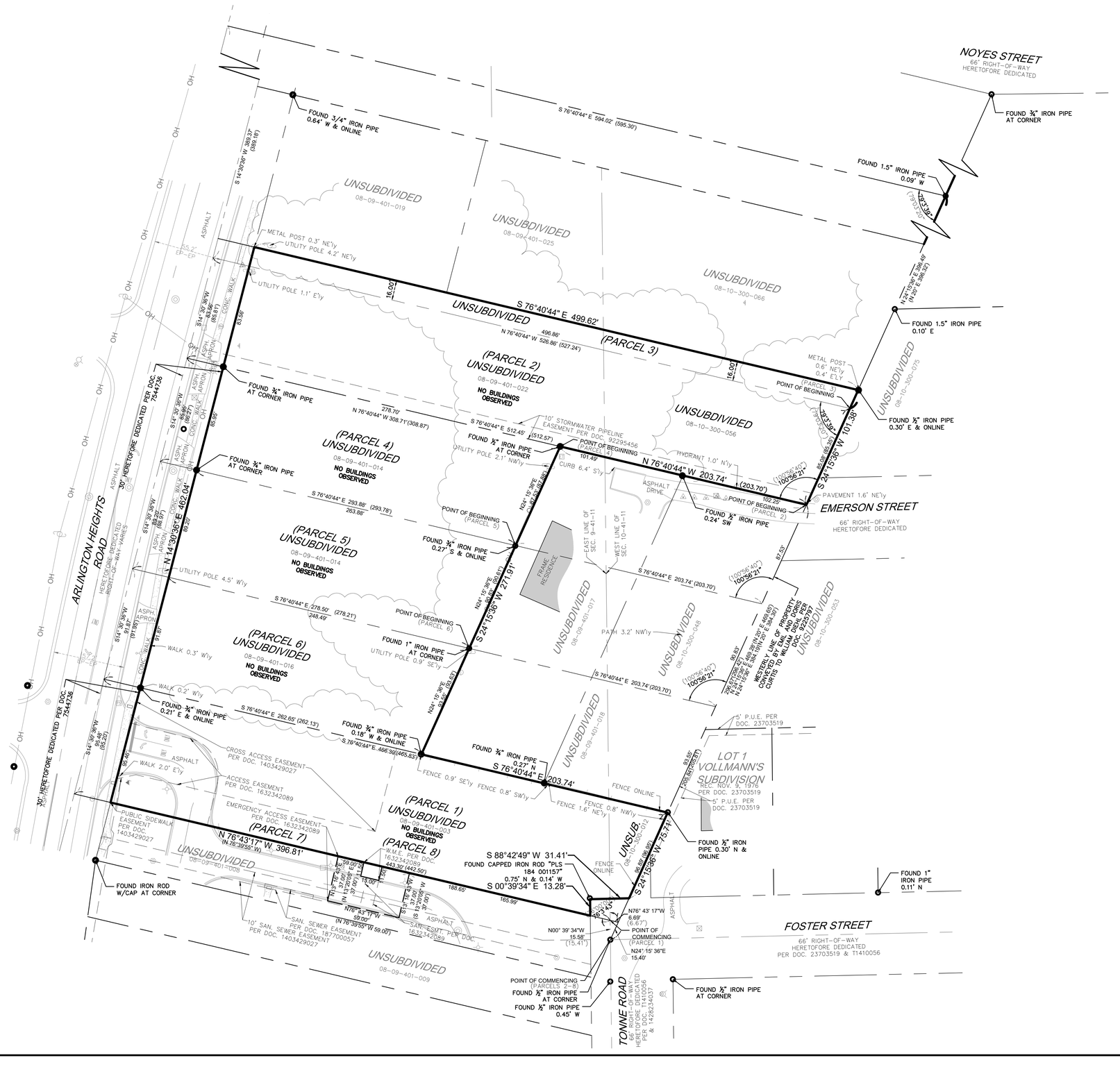
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

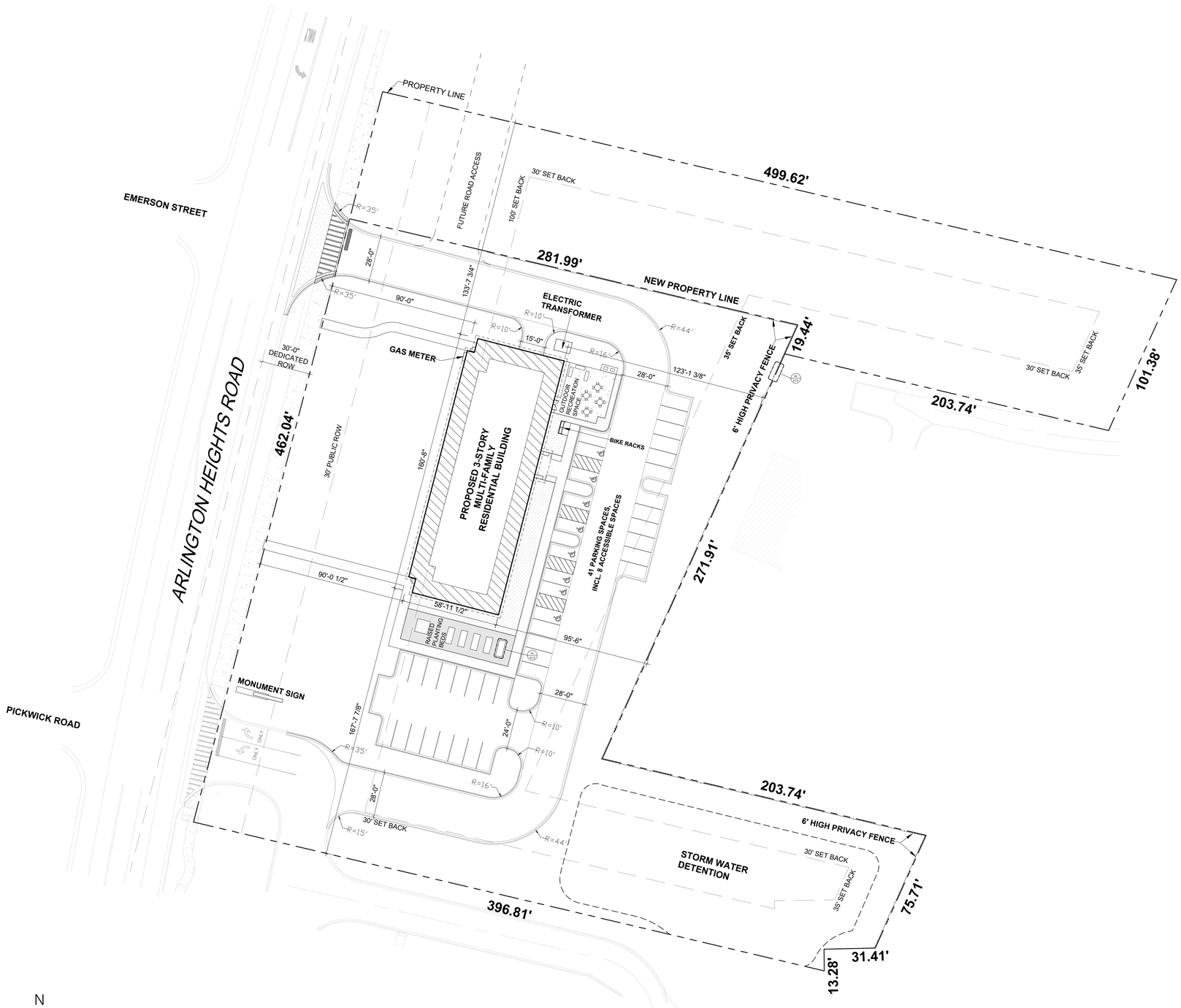
SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

LEGEND

- BOUNDARY LINE =
- R.O.W. LINE =
- EASEMENT LINE =
- PAVEMENT LINE =
- CURB & GUTTER =
- CONCRETE SIDEWALK =
- SANITARY LINE =
- STORM LINE =
- WATERMAIN LINE =
- FOUND IRON ROD OR PIPE =
- EX. SANITARY MANHOLE =
- EX. STORM MANHOLE =
- EX. INLET =
- EX. HYDRANT =
- EX. VALVE BOX =
- EX. GAS VALVE =
- EX. TELEPHONE HANDHOLE = TH
- EX. ELECTRIC HANDHOLE = EH
- EX. ELECTRIC TRANSFORMER = ET
- EX. ELECTRIC JUNCTION BOX = EJB
- EX. LIGHT POLE =
- EX. BOLLARD =
- EX. SIGN =
- EX. CONCRETE =
- EX. BUILDING =
- MEASURED INFORMATION = XXX.XX
- RECORD INFORMATION = (XXX.XX)
- EDGE OF PAVEMENT = EP
- PUBLIC UTILITY EASEMENT = P.U.E.


NOYES STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 3/4" IRON PIPE 0.64' W & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
S 76°40'44" E 594.02' (595.30')
FOUND 1.5" IRON PIPE 0.09' W
FOUND 1.5" IRON PIPE 0.10' E
FOUND 1/2" IRON PIPE 0.30' E & ONLINE
EMERSON STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 1/2" IRON PIPE 0.24' SW
PAVEMENT 1.6' NE'ly
ARLINGTON HEIGHTS ROAD
HERETOFORE DEDICATED
RIGHT-OF-WAY VARIES
20' HERETOFORE DEDICATED PER DOC. 7544736
30' HERETOFORE DEDICATED PER DOC. 7544736
UNSUBDIVIDED
08-09-401-019
UNSUBDIVIDED
08-09-401-025
UNSUBDIVIDED
08-10-300-066
UNSUBDIVIDED
08-10-300-075
UNSUBDIVIDED
08-10-300-056
UNSUBDIVIDED
08-09-401-017
UNSUBDIVIDED
08-10-300-048
UNSUBDIVIDED
08-10-300-053
UNSUBDIVIDED
08-09-401-018
UNSUBDIVIDED
08-10-300-012
UNSUBDIVIDED
08-09-401-009
(PARCEL 2)
UNSUBDIVIDED
08-09-401-022
NO BUILDINGS OBSERVED
(PARCEL 3)
(PARCEL 4)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 5)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 6)
UNSUBDIVIDED
08-09-401-016
NO BUILDINGS OBSERVED
(PARCEL 7)
(PARCEL 8)
W.I.E. PER DOC. 1632342089
(PARCEL 1)
UNSUBDIVIDED
08-09-401-003
NO BUILDINGS OBSERVED
S 76°40'44" E 499.62'
N 76°40'44" W 526.86' (527.24')
S 76°40'44" E 512.45' (512.57')
N 76°40'44" W 308.71'(308.87')
N 76°40'44" W 203.74'
(203.70')
S 24°15'36" W 101.38'
S 14°30'36" W 389.37' (389.16')
N 14°30'36" E 462.04'
S 76°40'44" E 293.88' (293.78')
S 76°40'44" E 278.50' (278.21')
S 76°40'44" E 262.65' (262.13')
S 76°40'44" E 466.39'(465.83')
S 24°15'36" W 271.91'
S 24°15'36" W 75.74'
N 76°43'17" W 396.81'
(N 76°39'55" W 397.00')
S 88°42'49" W 31.41'
FOUND CAPPED IRON ROD "PLS 184 001157"
0.75' N & 0.14' W
S 00°39'34" E 13.28'
N 00° 39' 34"W 15.58' (15.41')
N76° 43' 17"W 6.69' (6.67')
POINT OF BEGINNING (PARCEL 1)
POINT OF BEGINNING (PARCEL 2)
POINT OF BEGINNING (PARCEL 3)
POINT OF BEGINNING (PARCEL 5)
POINT OF BEGINNING (PARCEL 6)
POINT OF COMMENCING (PARCEL 1)
POINT OF COMMENCING (PARCELS 2-8)
FOUND 3/4" IRON PIPE 0.27' S & ONLINE
FOUND 1" IRON PIPE AT CORNER
UTILITY POLE 0.9' SE'ly
FOUND 3/4" IRON PIPE 0.18' W & ONLINE
FOUND 3/4" IRON PIPE 0.21' E & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE
FOUND 1/2" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE 0.45' W
FOUND 1/2" IRON PIPE 0.30' N & ONLINE
FOUND IRON ROD W/CAP AT CORNER
FOUND 1" IRON PIPE 0.11' N
FOUND 1/2" IRON PIPE AT CORNER
METAL POST 0.3' NE'ly
UTILITY POLE 4.2' NE'ly
UTILITY POLE 1.1' E'ly
METAL POST 0.6' NE'ly 0.4' E'ly
UTILITY POLE 2.1' NW'ly
HYDRANT 1.0' N'ly
CURB 6.4' S'ly
UTILITY POLE 4.5' W'ly
PATH 3.2' NW'ly
WALK 0.3' W'ly
WALK 0.2' W'ly
WALK 2.0' E'ly
FENCE 0.9' SE'ly
FENCE 0.8' SW'ly
FENCE 1.6' NE'ly
FENCE 0.8' NW'ly
FENCE ONLINE
FRAME RESIDENCE
ASPHALT DRIVE
ASPHALT
CONC. WALK
ASPH. APRON
EP-EP
OH
10' STORMWATER PIPELINE EASEMENT PER DOC. 92395456
CROSS ACCESS EASEMENT PER DOC. 1403429027
ACCESS EASEMENT PER DOC. 1632342089
EMERGENCY ACCESS EASEMENT PER DOC. 1632342089
PUBLIC SIDEWALK EASEMENT PER DOC. 1403429027
10' SAN. SEWER EASEMENT PER DOC. 1870000057
10' SAN. SEWER EASEMENT PER DOC. 1403429027
SAN. ESMT. PER DOC. 1632342089
5' P.U.E. PER DOC. 23703519
LOT 1 VOLLMANN'S SUBDIVISION
REC. NOV. 9, 1976
PER DOC. 23703519
5' P.U.E. PER DOC. 23703519
FOSTER STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. 23703519 & T1410056
TONNE ROAD
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. T1410056 & 1428234037
EAST LINE OF SEC. 9-41-11
WEST LINE OF SEC. 10-41-11
WESTERLY LINE OF PROPERTY CONVEYED BY EMIL AND IRMA DEAL PER DOC. 2329787 CURTS TO MILIANI DEAL PER DOC. 2329787
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
N24°15'36"E 396.48' (N 24° 15' E 396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 271.91' (271.91')
N24°15'36"E 396.48' (396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 15.40'

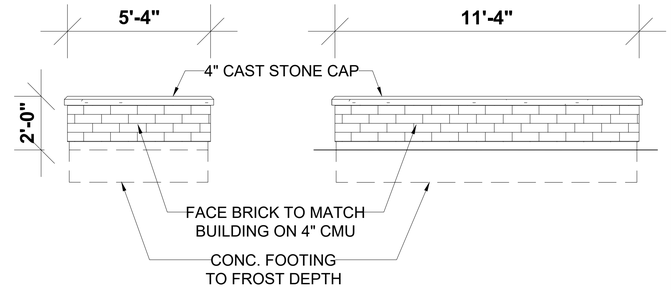


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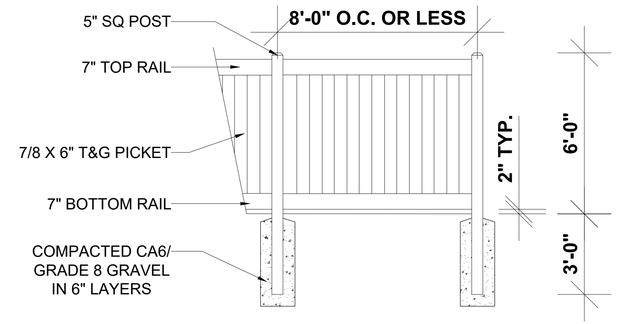
1 SITE PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

PROJECT DATA:		
SITE AREA	: 2.61 ACRES/ 113,955 SF	
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF	
BUILDING FOOTPRINT	: 9,402 SF	
BUILDING COVERAGE	: 8.2%	
BUILDING AREA	: 28,032 SF	
FAR	: 24.49%	
NUMBER OF UNITS	: 25	
SITE AREA/UNIT	: 4,558 SF	
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS	
FLOOR 2&3	: (8)-1BR/FLR (2)-2BR/FLR	= (16)-1BR = (4)-2BR = 20 UNITS
TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES		

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711 North Wells Street, Chicago, IL 60654
tel 312.943.3500 Fax 312.464.4771
Aurora
60 East Downer Avenue, Aurora, IL 60506
tel 630.896.4678 Fax 630.896.4987

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 10.13.2023

REVISIONS:

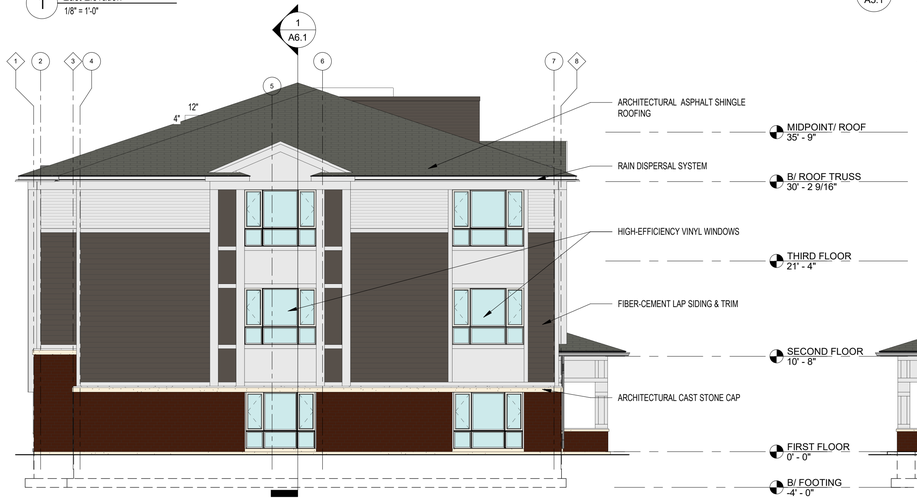
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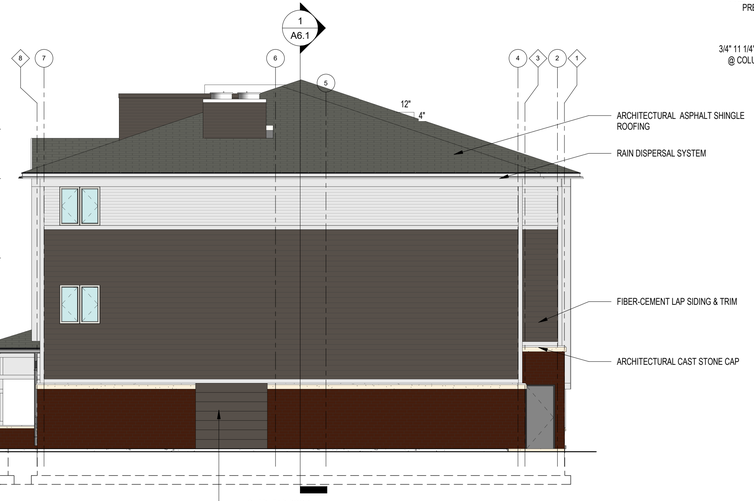
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1 East Elevation
1/8" = 1'-0"



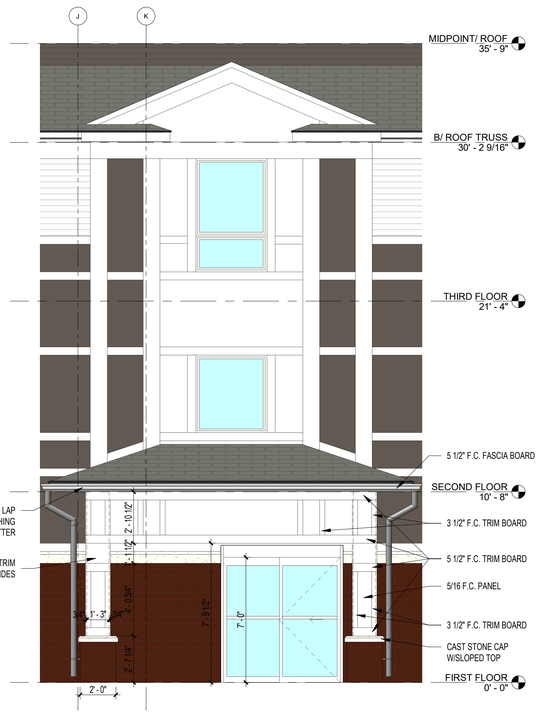
2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



5 Elarged Porch Elevation
1/4" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- FC TRIM - ARCTIC WHITE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - ARCTIC WHITE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - DARK RED

SYMBOL LEGEND

- SIM 1 / A101 — **DETAIL REFERENCE/ ENLARGED ELEVATION**
  DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — **SECTION REFERENCE**
  SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — **WALL SECTION REFERENCE**
  SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — **BUILDING COLUMN GRID LINE**
- 0 — **BUILDING PERIMETER COLUMN GRID LINE**

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

10/18/2023 5:43:33 PM
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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410

DATE 10.17.2023

REVISIONS:

BID SET

A5.1

2 NORTH WEST VIEW

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DESIGN COMMISSION SUBMITTAL 10.18.23

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FULL CIRCLE communities

Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 10.18.2023

REVISIONS:

A7.1

1 EAST VIEW

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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 10.18. 2023

REVISIONS:

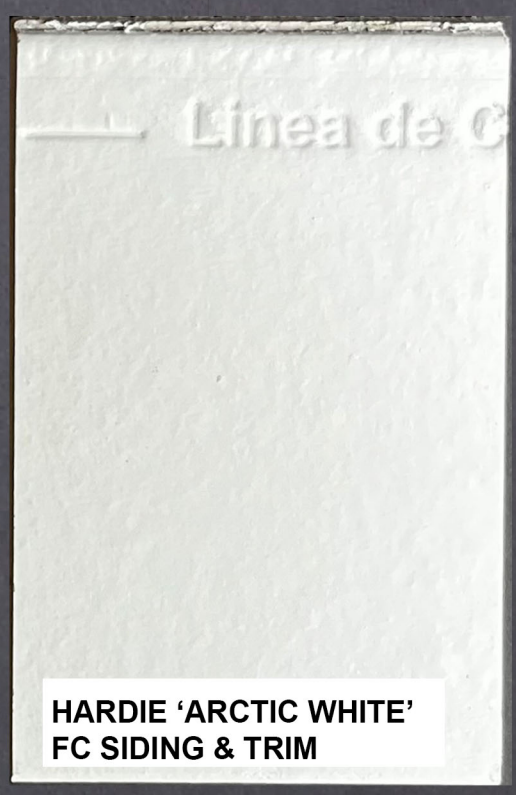
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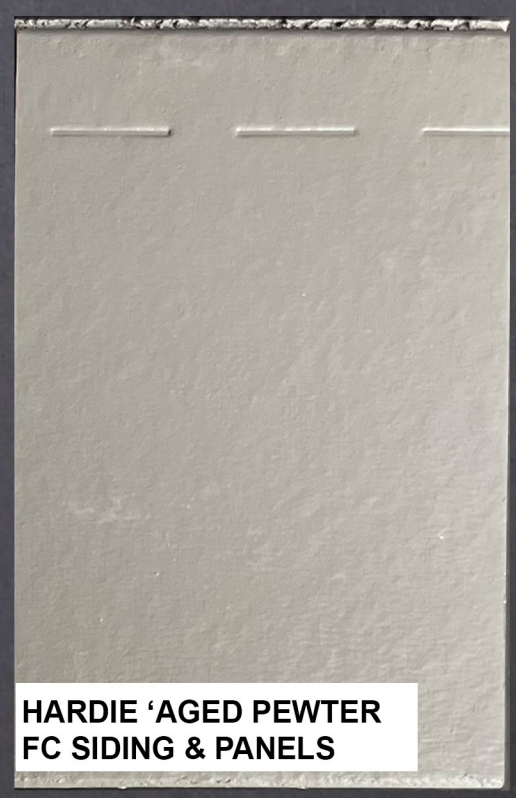
GAF TIMBERLINE
AMERICAN HARVEST
'APPALACHIAN SKY' ROOF
SHINGLES



ROCKCAST 'BUFFSTONE'
CAST STONE TRUM



HARDIE 'ARCTIC WHITE'
FC SIDING & TRIM



HARDIE 'AGED PEWTER
FC SIDING & PANELS

ENDICOTT CLAY PRODUCTS

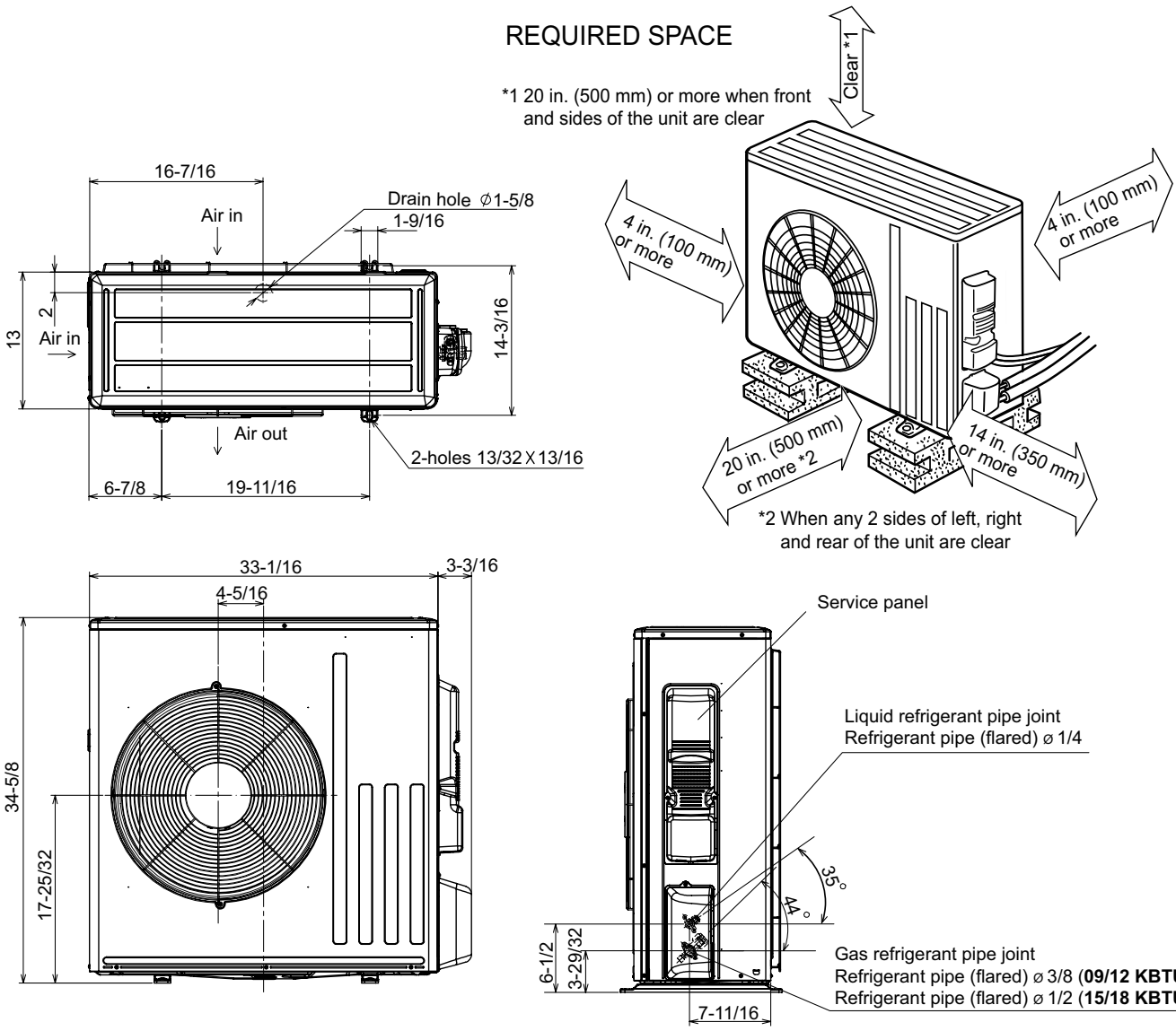


BURGUNDY BLEND
VELOUR MODULAR

OUTDOOR UNIT DIMENSIONS: NTXSKH18A112AA

CONDENSING UNITS (27)

Unit: inch



Specifications are subject to change without notice.

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MAKE-UP AIR UNIT (1)

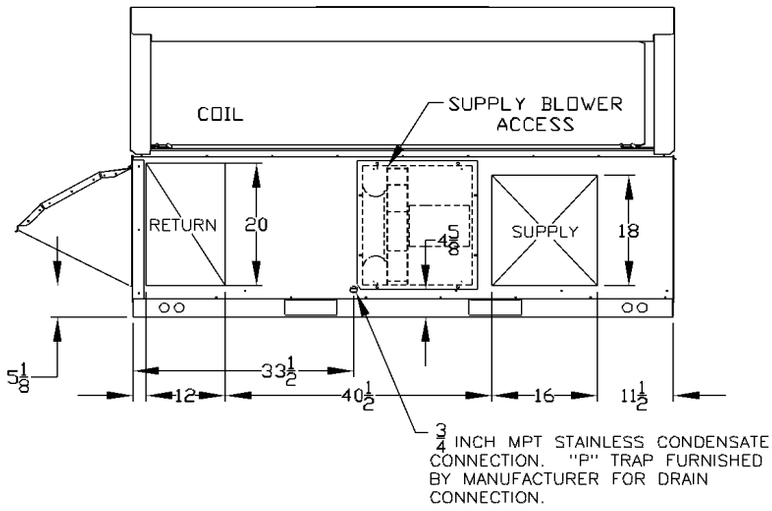
RQ CABINET
STANDARD HORIZONTAL ~ 1–6 TON

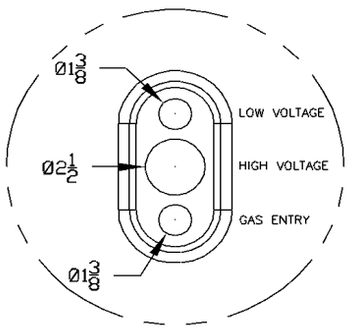
CLEARANCES

LOCATION	◦ UNIT SIZE ◦ 1 - 6 TON
OUTSIDE AIR (BACK)	36*
HXC (FRONT)	36
LEFT SIDE	24
RIGHT SIDE	48
TOP	UNOBSTRUCTED

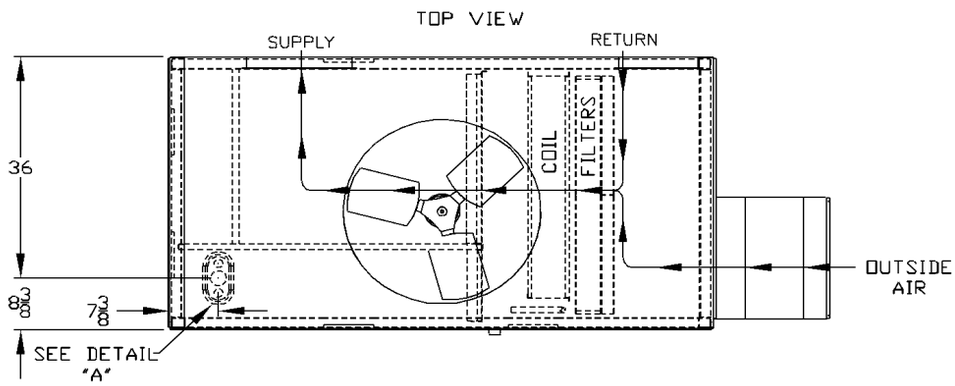


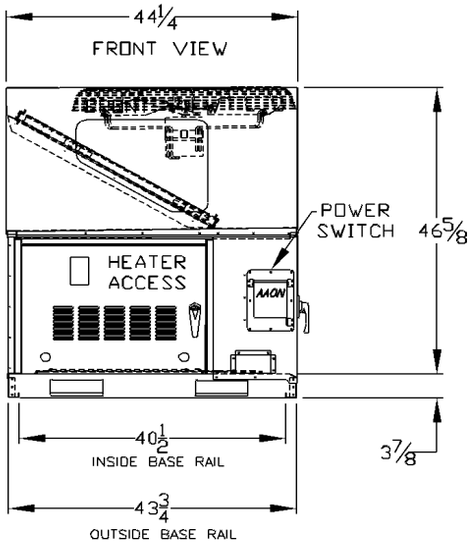
LEFT SIDE VIEW

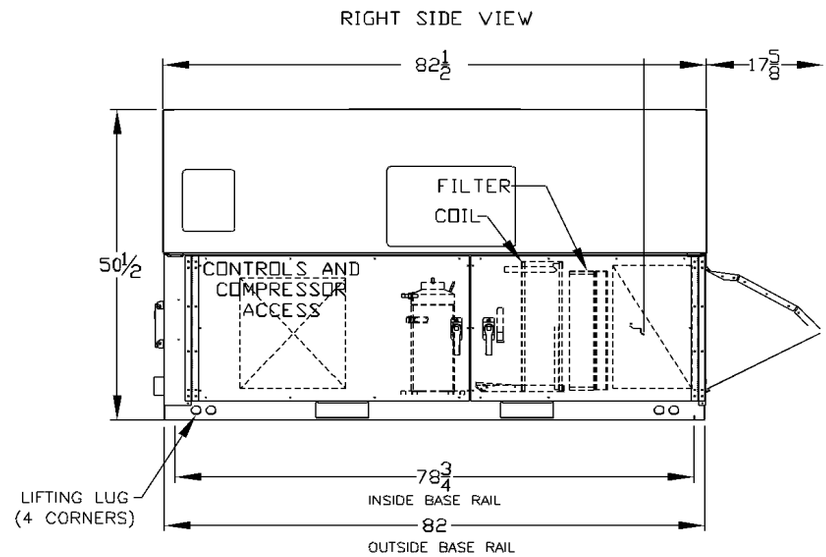




DETAIL A







RQ–00013 REV:D 04/13/16 AAS

NOTE: ALL DIMENSIONS ARE IN INCHES

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 24, 2023

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Thomas Roszak, Moceri & Roszak for *Arlington Heights Gateway* Mike Moceri, Moceri & Roszak for *Arlington Heights Gateway* Paul Baulier, Moceri & Roszak for *Arlington Heights Gateway* Brian Carley, Bradford Allen for *Arlington Heights Gateway* Therese Thompson, Cordogan Clark for *Grace Terrace* Zubair Ahamed, Cordogan Clark for *Grace Terrace* Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace* Denise Reyes, Full Circle Communities for *Grace Terrace* Mayor Thomas Hayes, Village of Arlington Heights Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 26, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. INSTITUTIONAL REVIEW

DC#23-029 – Full Circle Communities / Grace Terrace – 1519-1625 S. Arlington Heights Rd.

Therese Thompson & Zubair Ahamed, representing *Cordogan Clark*, and Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for a new supportive housing development. This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building design and signage only.

The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design, with the following specific suggestions:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third-floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door on the north elevation. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first-floor units on the east elevation.

All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure. There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view. Trash will be stored inside the building which is ideal for screening. There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however, detailed signage plans have not been received for review, and separate permits are required for all exterior signage.

Staff recommends the Design Commission evaluate the proposed design, with the comments and suggestions given by Staff.

Emma O'Connor-Brooks said that they are here tonight to present a 25-unit development that is permanent supportive housing, which means it is 100% affordable, with supportive services on site that are not required but are provided to the residents. Their target population are people with disabilities and veterans, so that is who they designed the project for. She understood the purview of this commission is to review the architecture of the building, so she introduced their Architect, Therese Thompson, to talk about the design. Ms. Thompson said that the building and the site are designed with the target residential population in mind, and they have gone through a couple of focus groups with people who live in permanent supportive housing in the Northwest suburbs to get their feedback on some of the design features, some of the outdoor elements, and some of the amenities inside. She referred to the site plan and pointed out the

parking that will be located behind the building on the east elevation; with no parking proposed on the west elevation, the view from the street will be clear of parking and traffic. On the south elevation, an area of raised community garden beds is proposed, to encourage proper growth, and the north end of the east elevation will have a resident patio with outdoor furniture, grills, and picnic tables. They explored the possibility of locating the single gas meter on the north side of the building; however, the gas company does not approve, so the proposed location for the meter will include an abundance of landscaping shrubs for screening. All appliances in the units and the heating/cooling systems will be electric, to minimize the carbon use in the building.

Ms. Thompson also said that when they originally designed the concept for the building, the site area to the north was included; however, since then, this site area is being sold to be part of a different development. This heavily wooded area would have screened the north end of the new building, and consequently, that end of the building has not been developed to the extent that it needs to be now that they will no longer have control over what happens with the mature growth to the north of the building. Elevations of the raised planting beds were shown, which will be brick to match the base of the building, and a privacy fence bordering the north and east and southeast lot lines that abut the residential to the east.

Ms. Thompson said that the site is bordered by low scale, single-story split-level and two-story buildings on pretty much all sides, given the single-family residential to the east and on the other side of Arlington Heights Rd. The concept for the design and the low sloped roof is to minimize the height of the building; three-stories are needed to accommodate the 25 units in a reasonably compact building footprint, and to be compatible with the adjacent residential development. The current roof overhang is 2-feet, which is a pretty good eave to begin with, and since they do not see this as a Prairie style building, they feel the 2-feet is appropriate. It gives some shadow line over the bays that project out of 1-foot, so there will be fairly nice shadows on the recessed portions and still some shadow lines on the bays as well. In response to Staff's suggestion to extend the bays down to the ground, Ms. Thompson said the bays will be suspended right above the first-floor window heads for a couple of reasons; because each living room on this side of the building has them, they feel that going all the way to the ground would chop the elevation up because the bays are relatively thin, and it will further interrupt the brick base, which is intended to give the entire building a unified base and reduce the visual height of the building by breaking it into larger horizontal elements. They are looking at creating an element on the north side of the building, but unfortunately, it will not have glazing in it because the resident trash room abuts the stairs there, resulting in no opportunity for a window. However, something could be done in siding, trim, and panels that replicate the bay look, but without the windows. To the discussion about brick versus stone, she said that color is subjective and the grey siding and the red brick do not show as well in the graphics as they do in reality. The grey is a warm color that works well with the warm reddish/orange brick, which looks a lot more maroon in the rendering. They considered a few options with a cast stone, similar to what they used at the Heart's Place project years back, but stone has a rusticated feel to it that really is at odds with the trim scheme, and they felt the brick has a cleaner, finer finish to it than a cast stone. It would require a lot of rethinking of other details to make stone work with the design. The hipped roof was continued to conceal the first few feet of equipment on the roof, and sight line studies were done that found that from potentially a second-floor window of one of the homes to the east, the top of the tallest piece of rooftop equipment might be visible. Therefore, a knee wall was added that is like a vertical extension of the hipped roof. In further study, feedback was received that it needed to be a bit taller in order to completely screen the rooftop unit, so the knee wall height is designed to completely screen the unit, but consequently it is more visible from the ground than the original concept was. They also agree that the windows in the Community Room should be full height windows and they are prepared to change them.

Emma O'Connor-Brooks reiterated their goal with this project is to create a warm home for their residents and make the building contextual to the neighborhood that is surrounding it. They have been working with Staff for a few months, and only received some of Staff's comments recently, so they have not been able to incorporate some of the elements that Theresa mentioned that they are planning to change; however, they are amenable to many of them and look forward to discussing them with the commissioners tonight.

Chair Kubow asked if there was any public comment and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the scale of the building and he agreed that something should be done to the north elevation. His biggest concern is with the colors; the brick is a little bright, but not enough for him to say no to it, and he liked that there are some grey specks in it and he would support more in it. He questioned the cast stone color and asked for clarification on where it is on the building. The petitioner said there are cast stone sills under the bedroom windows on the first-floor and a cast stone band at the head of the windows all the way around. Commissioner Fitzgerald was most concerned about this color because it reads a little yellow, and he suggested using a more grey color. He said the west elevation that faces Arlington Heights Road looks like the back of the building, and he wished there could be something else done with it; he suggested trees or something just to break it up and soften it.

Commissioner Eckhardt agreed with the comments about the yellow tone of the cast stone, and he asked if a mortar color has been chosen for the brick. The petitioner replied that the mortar color will be a plain grey to accentuate the brick, not blend with the brick. Commissioner Eckhardt asked about the 2 different heights of Hardie-siding being shown, and the petitioner said that both 4-inch and 7-inch lap siding are proposed, which Commissioner Eckhardt was okay with. However, he was concerned about the large flat areas on both elevations, such as the panels under the triple windows and the availability of Hardie siding larger than 4-feet wide. He sees this detail happen a lot on townhomes and he felt these panels should have some trim or fenestration to add character to the space, instead of the big, flat, white areas that will not show well. There are basically 2 colors on the building, white and beige, and the renderings are nicely prepared with shadows and he appreciated that the brick base was raised up to a height that he felt was good. He suggested an iron spot brick that is a darker grey because the red brick is out of character with the contemporary coloration of the grey and the white colors; it jumps out as not being in the same family. Commissioner Eckhardt reiterated his comment that the rear elevation appears flat, and it should be treated with the same bays on the front, although he understood budget issues. He had no further comments.

Commissioner Kingsley concurred with the comments from the other commissioners. She liked the maroon color of the brick in the rendering more than the brighter red color of the brick sample, and she appreciated that the sample was presented tonight. She agreed that the buff-colored cast stone is too dissimilar to the white siding color because the white is so stark, and she was not in favor of the white trim, mostly the white corner boards, because it breaks down the elevations. She pointed out that the brick base, grey siding at the second and third-floor, and white at the top, create vertical elements in between, but then the elements that do not have the bays or the white verticals become a design of different material that ends up being a cross pattern; it is just a little busy for her. She agreed with Staff that maybe it needs to be looked at again; there are a lot of materials on the building and maybe it could be simplified. Changing the white color of the fascia that runs all the way across the elevation could help, and either raising up the bays to match the top of the brick, or raising up the two paneled systems to stop at the stone cap. On the rear elevation, the canopy area looks heavy and should be all white, and the entry gable should be larger by reducing the area where the roof returns back into the gable; either the canopy needs to be lowered and the panelized system eliminated, or eliminate it and leave it that height and just bring it up. Commissioner Kingsley appreciated the bays on the west elevation which is really the back of the building that faces Arlington Heights Road, but the green space on the west elevation is the only yard for the residents living there and it would be nice to make it look less like a back yard and more like a lived-in outdoor space for the residents. She cautioned to use a good liner in the raised brick planters on the south elevation. She added that the underside of the bays should match the face of the bays because of their visibility from the lower windows. She asked if all the siding will be smooth, and the petitioner said yes, which Commissioner Kingsley was in favor of, but she felt that a slightly lighter white siding color would better enhance the brick. The petitioner commented that the windows will be white, which is part of the reason for choosing the white siding color, and Commissioner Kingsley replied that the amount of white on the white windows is so small compared to the amount of white on the building. She felt the petitioner should further study the white siding color being proposed, and that the project come back before the commission for another review.

Chair Kubow said that first and foremost he loved this use in the community. With regards to the architecture, he really liked the strong, vertical element on the building that is dynamic and feels good; however, the cross-type design around the middle windows feels a little unnecessary and busy. He suggested eliminating it to make it simpler and making some adjustments with the fenestration. On the east elevation, he said the base felt very squatty and the

windows felt small; the ratio between them is a little off; however, it is done well on the west elevation. He agreed with the comments from the other commissioners that there are some simple moves that could bring the building back into a more classic design.

Commissioner Eckhardt said the first-floor units look like garden apartments because the fascia sits right on top of the windows, and he suggested raising the white horizontal line up to make the ground-floor more pronounced. He felt the canopy above the front door was too low and should be raised higher, and the giant canopy fascia was unnecessary. The proportions of the east elevation should be further studied because right now it looks like the upper level is crushing the first-floor. He agreed with Chair Kubow's comment about the cross design around the middle windows, which makes it more complicated than it needs to be; it could be simpler. He liked the bay windows, but felt the cross designs and the trim take away from them. Given the comments and concerns from the commissioners tonight, Commissioner Eckhardt suggested continuing the project to allow the petitioner to look at the alternatives suggested tonight.

Ms. Thompson agreed with many of the comments made tonight, and they are amenable to reconsidering things such as the trim scheme around the windows that creates a larger element of the bedroom and the smaller window groups that appear too busy. Ms. O'Connor-Brooks reiterated that they are open to exploring the comments given tonight and coming back for another review, with the trim color being the biggest issue and looking at the relationship of the buff and red color with the siding color choices. Their goal is to be a good partner with the Village and she thanked the commissioners for their clear and constructive feedback.

Chair Kubow encouraged the petitioner to work with Staff regarding any new design concepts based on the feedback and comments given tonight. Commissioner Eckhardt agreed and said that re-creating renderings and developing the proportional things talked about tonight should be a minimal expense. It was noted that this project did not require public notification, so there is flexibility on a re-review date whenever the petitioner is ready to come back. Mr. Hautzinger asked the commissioners for clarification of their comments on the colors and materials. The commissioners said the cast stone is too yellow and does not fit with the overall color palette, and something more in the grey tone would be a better choice; the red brick color is a little bright and could be toned down with a little more brown in the red brick, but not a brown brick, or a little more of the grey speck in the red brick, or a brick blend that has grey/pewter in it; the grey siding, the white trim and the asphalt shingle colors are all acceptable; the brick proportions of the base and some of the details around the windows is too busy.

Ms. Thompson asked for further clarification about the concerns regarding the color of the cast stone trim. Also she asked about an option that replaces the white siding color with a cobblestone color or one of the other slightly beige Hardie colors that work better. Commissioner Fitzgerald did not love the cast stone with the brick or the aged pewter siding; to him it reads yellow.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE PROPOSED *FULL CIRLCE COMMUNITIES - GRACE TERRACE* PROJECT AT 1519-1625 S. ARLINGTON HEIGHTS ROAD (DC23-029), TO THE NEXT AVAILABLE DESIGN COMMISSION MEETING THAT THE PETITIONER IS READY TO COME BACK TO.

Commissioner Eckhardt commented that the petitioner should consider the following:

1. Tone down the brick color.
2. Change the cast stone color to a color less yellow, such as a brighter white or a grey tone.
3. The white and the grey Hardie siding colors are acceptable.
4. Further study the proportions of the brick on the base of the building and the horizonal belly band around the building, with a suggestion to raise it up.
5. Further study the entrance canopy proportions.
6. Further study the white trim fenestration that forms a cross-shaped detail with the stacked windows, simplify this detail.

7. Further study the large, white panels to determine if they can be subtly broken down into a pattern that might match and align with the triple windows above.

Commissioner Kingsley clarified that the motion made is to continue the review of the project to a date when the petitioner determines they are ready to return. The items summarized are only a highlight of items for the petitioner to consider, and all comments given by the commissioners tonight should be considered. Flexibility is being given to the petitioner to change what they see fit.

KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

PETITION REGARDING FULL CIRCLE COMMUNITIES DEVELOPMENT

Village of Arlington Heights

33 South Arlington Heights Rd

Arlington Heights, IL 60005

Village Board:

Thomas W. Hayes, Mayor, thayes@vah.com

Richard Baldino, Trustee, rbaldino@vah.com

James J. Bertucci, Trustee, jbertucci@vah.com

Wendy Dunnington, Trustee, wdunnington@vah.com

Nicolle Grasse, Trustee, ngrasse@vah.com

Robin LaBedz, Trustee, rlabedz@vah.com

Thomas F. Schwingbeck Jr, Trustee, tschwingbeck@vah.com

Scott Shirley, Trustee, stshirley@vah.com

Jim Tinaglia, Trustee, jtinaglia@vah.com

Village Manager's Office:

Randal R. Recklaus, Village Manager, rrecklaus@vah.com

Planning and Community Development Department:

Sam Hubbard, Development Planner, shubbard@vah.com

Steve P. Hauzinger, Design Planner, shautzinger@vah.com

Design Commission:

Jonathan Kubow, Chair

Ted Eckhardt

John Fitzgerald

Kirsten Kingsley

Scott Seyer

Re: Opposition to Full Circle for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road

Dear Mayor, Trustees, Village Manager, and Planning Department,

We are writing this petition as concerned residents and property owners in the vicinity of the proposed building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. We would like to express our strong opposition to the said development and outline the reasons for our concerns.

Many of us have lived here for a long time, some as long as forty years, and we raised our children in this neighborhood. We love our community and always appreciated having good schools, beautiful parks, and the feeling of safety.

The proposed multi-family dwelling, three story development, does not fit the aesthetic of our single-family home neighborhood, and currently this area is not zoned for this type of facility.

A multi-family apartment building, will inherently also bring increased traffic, and an increase in crime. The proposed development is meant for persons with disabilities, which also includes people with addictions to drugs and alcohol, which is another cause for concern when considering increase in crime.

We are deeply concerned about the potential negative impact that the proposed building development may have on property values in our community. As property owners, we have invested time and resources in maintaining and enhancing our homes, and we believe that the proposed development could diminish the value of our properties.

We urge you to carefully evaluate whether the proposed development and rezoning contributes positively to the character of our neighborhood. Maintaining the unique charm and identity of our community is crucial for the well-being and satisfaction of its residents.

In conclusion, we appreciate your attention to these concerns and trust that you will carefully reevaluate the potential impact of the proposed development on our community. We believe that by working together, we can find solutions that balance development with the preservation of our neighborhood's character and the well-being of its residents.

Thank you for your time and consideration.

NAME	ADDRESS	SIGNATURE
JOSHUA D. SCHOOT	7 E. PICKWICK RD. A.H.	
MICHELLA C. SCHOOT	7 E. PICKWICK RD. ARLINGTON HTS.	
Marta Micko	125 E. Emerson Str. Arlington Hts	
Matthew Locchetti	125 E. Emerson St. Arlington Heights	

NAME	ADDRESS	SIGNATURE
BILL MICKO	125 E EMERSON 60005 ARL. HTS	Bill Micko
CELINA MICKO	125 E. Emerson St. ARL. HTS	Celina Micko
Amanoueel Sawa	1525 S Surrey ridge Dr Arlington Heights IL, 60005	
Noora Adam	1525 S Surrey ridge Dr Arlington Heights IL, 60005	
Manousos Papadakis	" "	Manousos Papadakis
Maria Papadakis	" "	Maria papadakis
Sophia Papadakis	6 E Pickwick Rd	Sophia Papadaki
Andreas Papadakis	" "	
Michael Wheatley	10 E Pickwick Rd. Arlington Hts., IL 60004	M. Wheatley
Kristi Wheatley	10 E Pickwick Rd. Arlington Hts. IL 60005	K. Wheatley
Jeff Lengyel	9 E Emerson Arl Hts IL 60005	J Lengyel
Teresa Michalkowska Materna	1532 S. Arlington Hts. Rd Arlington Hts. IL 60005	Teresa M materna
JO E GIOLLI	216 Council trail	
Phyllis Giolli	216 E Council Trail	
Kent Sluga	203 E FOSTER St	Kent Sluga
Christina Sluga	203 E. Foster St	
Mark Marshall	320 E Foster St	Mark Marshall
Nica Ruggieri	320 E Foster St	
Grazia Ruggieri	409 Noyes	Grazia Ruggieri
August Weidner	1523 S Belmont Ave	August Weidner
Victoria Weidner	1523 S Belmont Ave	Victoria Weidner

Barb Gruber	211 E. Council Tr	
Dan Bucci/Ni	324 E COUNCIL TR	
Melonie Behrens	392 E. Council Trl	
Jeff Behrens	397 E. Council Trl.	
Kathleen Christerson	311 E. Council Trail	
Susan Hamlink	399 E Council Trl	
Glenn Christerson	311 E Council Trail	
William De Salvo	311 E. Foster St	
Noel De Salvo	311 E. Foster St	
Amy DeSalvo	311 E Foster St	
Irina Mischenko	316 E. Foster St	
PETER MISCHENKO	316 E. FOSTER ST	
Andrew Mischenko	316 E Foster St	
Rudy Jacques	221 E Foster St.	
Maria Ferrazzuolo	502 E Lincoln St	
Nick Imbrogno	404 E Lincoln St	
LESTER SCHIFIERZ	504 E. LINCOLN ST	
Arianna Patano	320 E Foster St	
JAY KIM	317 E. Foster	

Name	Address	Signature
Brandon D. Myers	1525 S. Belmont Ave. Arlington Hts, IL 60005	
Kaiti Myers	1525 S Belmont Ave Arl Hts	
Judy Kazanow	Ja 3186 Emerson Apt	Judy Kazanow
Emilija Gavranovic	300 E. Emerson St.	
Zdravka Gavranovic	300 E. Emerson St.	
Caroluna Singh	217 E. Emerson St	
MANVEER SINGH	217 E. EMERSON ST	
Sarah Kokosoulis	131 E. Emerson	
Paul Kokosoulis	131 E. Emerson	Paul Kokosoulis
James Kokosoulis	131 E. Emerson	James Kokosoulis

Design Commission
11/28/2023

Item: DC#23-064 - 709 W. Fairview St. / Single-Family Addition

Department: Planning & Community Development Department

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for an addition to 709 W. Fairview Street. This recommendation is based on the architectural plans received on 11/13/23, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.

2. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Koniecki Residence
Project Address:	709 W. Fairview Street
Prepared By:	Steve Hautzinger
Date Prepared:	November 17, 2023

PETITION INFORMATION:

DC Number:	23-064
Petitioner Name:	Pawel Ozga
Petitioner Address:	New Space Architects Ltd. 623 Melrose Avenue Kenilworth, IL 60043
Meeting Date:	November 28, 2023

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to expand an existing single-story house with a full second floor addition. Also, the existing one-car attached garage will be widened to a two-car garage. The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence with addition will be approximately 3,591 square feet. The plans comply with all of the R-3 zoning requirements as summarized in the table below.

	ALLOWED	**PROPOSED**
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30.1 feet Side: 6.7 feet Side: 13.3 feet Rear: 52 feet
Building Height	25 feet to the midpoint	22.8 feet to the midpoint
FAR	3,920 SF	3,591 SF
Building Lot Coverage	3,049 SF	2,398 SF
Impervious Surface Coverage Total	4,356 SF	3,486 SF

The existing single-story house is located on a street of all single-story homes, with the exception of one large new home on the west corner of the block. Otherwise, the proposed two-story design will be the first two-story house on this block. Located mid-block, overall the proposed design is thoughtfully done to minimize the impact on the adjacent single-story homes. The hipped main roof keeps the height of the side walls down, and it eases the transition up to the second story. The modest roof pitch fits well with the surrounding context, and the single-story front porch helps to relate to the scale of the adjacent single-story homes. The proposed color palette also fits well with the neighborhood context. It would be nice to return the brick down the side of the garage, but considering the constraint of the side setback, it does not look feasible in this case.

RECOMMENDATION:

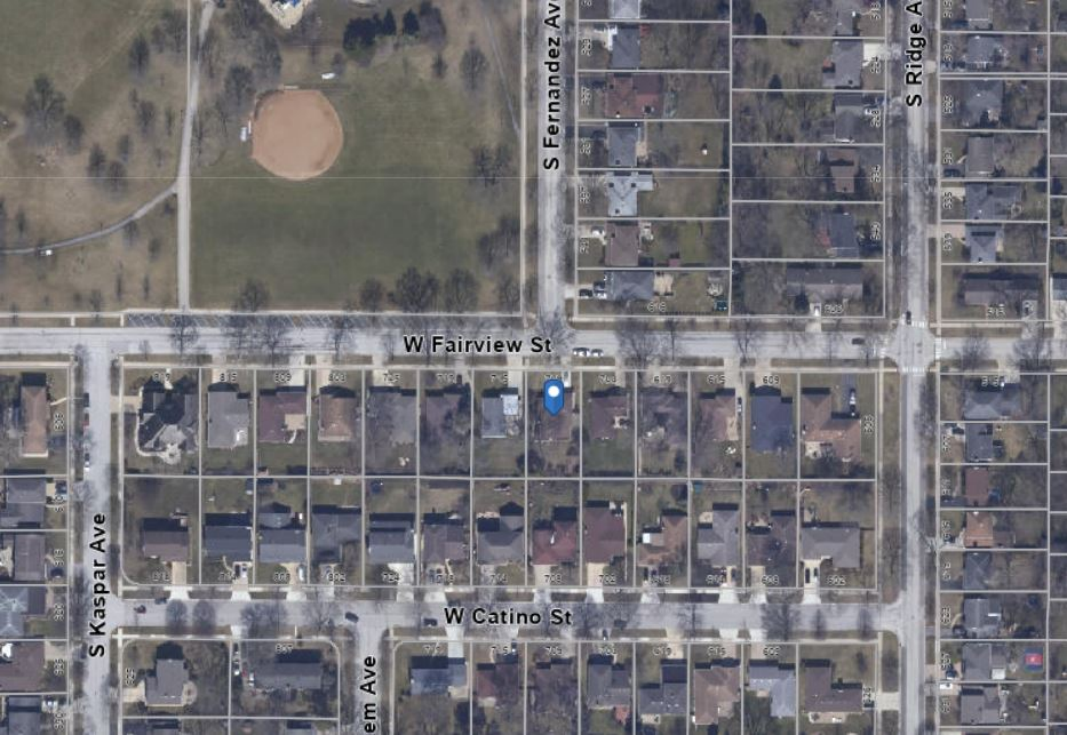
It is recommended that the Design Commission **approve** the proposed architectural design for an addition to 709 W. Fairview Street. This recommendation is based on the architectural plans received on 11/13/23, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
2. Compliance with all Federal, State, and Village codes, regulations and policies.

November 17, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-064


S Fernandez Ave
S Ridge A
W Fairview St
S Kaspar Ave
W Catino St
em Ave

6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey by Central Survey PLLC

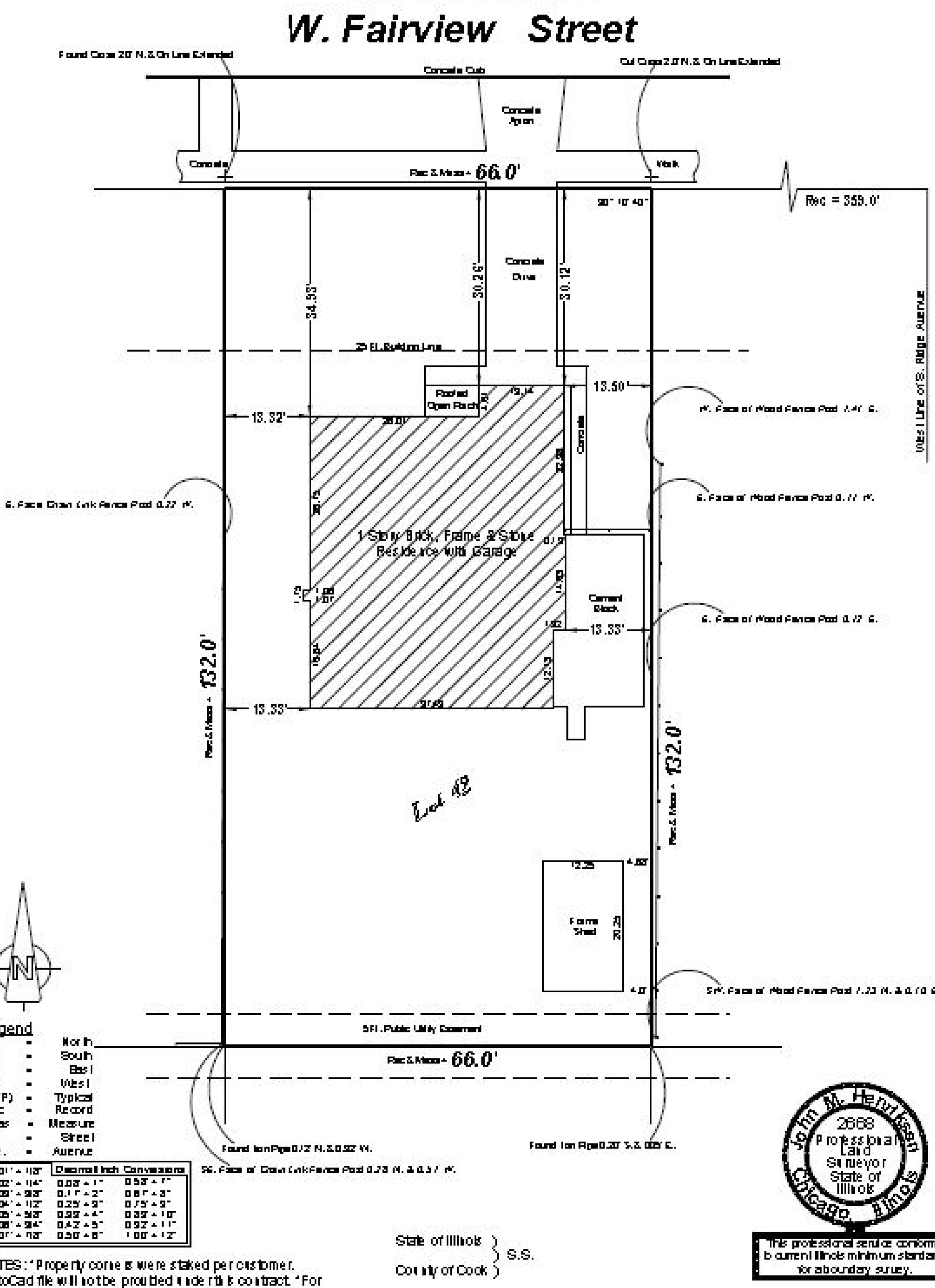
Phone (773)631-6285
Fax (773)775-2071
www.CentralSurvey.com

Legal Description

Lot 42 in Thomas A. Catino's Addition to Arlington Heights, being a Subdivision of the West 1,311.75 feet of that part of the Southeast 1/4 of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, lying Northerly of the Center Road in Cook County, Illinois, except that part thereof conveyed to Carl Bellendorf, by deed, recorded April 2, 1890, as Document No. 1243486 in Book 2866, Page 314, being a strip of land 8.13 feet wide along the East side thereof, the North end of which starts 933.38 feet South of the North line of said Southeast 1/4, according to the plat thereof registered in the Office of the Registrar of Titles, of Cook County, Illinois on March 14, 1956 as Document No. 1656762, in Cook County, Illinois

Commonly Known as: 709 W. Fairview Street, Arlington Heights Illinois

Area of Land Described: 8,712 Sq. Ft.



Decimal Inch Conversions		
0.01' = 1/8"	0.09' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.04' = 1/2"	0.25' = 3"	0.75' = 9"
0.06' = 3/4"	0.33' = 4"	0.83' = 10"
0.08' = 1"	0.42' = 5"	0.92' = 11"
0.17' = 2"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were staked per customer. *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet.

Ordered By: Rafal Koniecki

Order Number: 709K

John M. Henriksen 2668 Professional Land Surveyor State of Illinois Chicago, Illinois

This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois } S.S.
County of Cook }

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Sept. 18, 2023 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 18th day of September 2023

John M. Henriksen P.L.S. #2668 (exp. 11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)

EXISTING SURVEY/ SITE PLAN

SCALE:1/8"=1'-0"

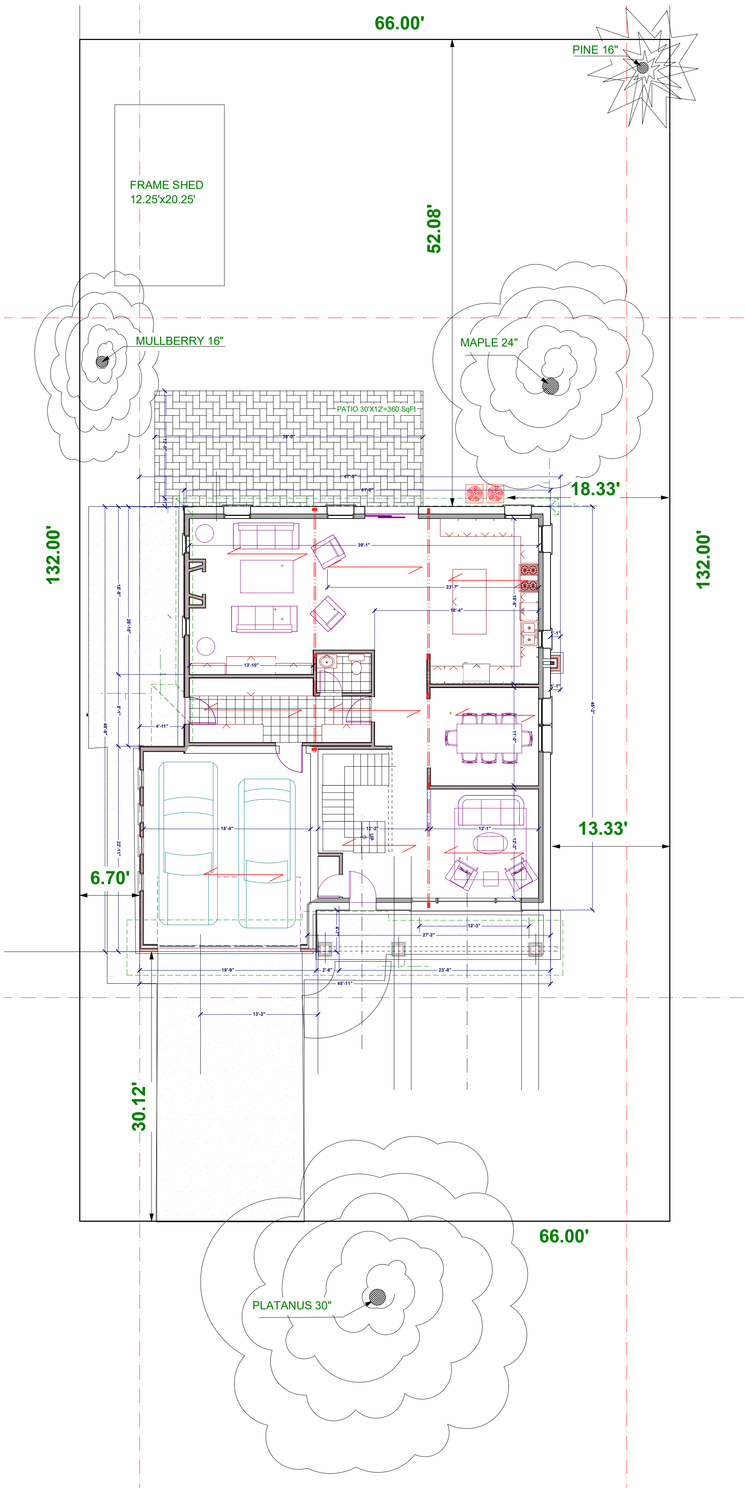
SHEET 1 OF 12
11/12/2023

KONIECKI
RESIDENCE
709 W. FAIRVIEW ARLINGTON HEIGHTS

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

REVISIONS:

NEW SPACE ARCHITECTS LTD.
623 MELROSE AVENUE KENILWORTH IL 60043
TEL.: (847) 729 8492 EMAIL: POzga@NewSpaceArchitects.com



PROPOSED SITE PLAN

SCALE:1/8"=1'-0"

SHEET 3 OF 12

11/12/2023

K O N I E C K I

RESIDENCE

709 W. FAIRVIEW ARLINGTON HEIGHTS

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

REVISIONS:

NEW SPACE ARCHITECTS LTD .

623 MELROSE AVENUE KENILWORTH IL 60043

TEL.: (847) 729 8492 EMAIL: POzga@NewSpaceArchitects.com

709 W. FAIRVIEW PROPOSED
IN PROPORTION +/-



615 619 703 SUBJECT PROPERTY 715 719 725

709 W. FAIRVIEW (SOUTH SIDE)



709 W. FAIRVIEW (NORTH SIDE)

N E W SPACE ARCHITECTS

NEW SPACE ARCHITECTS LTD.
623 MELROSE AVENUE KENILWORTH IL 60043
TEL.: (847) 729 8492 EMAIL: POzga@NewSpaceArchitects.com

REVISIONS:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

STATE OF ILLINOIS
PIOTR W. OZGA
001-013571
LICENSED ARCHITECT

KONIECKI
RESIDENCE
709 W. FAIRVIEW ARLINGTON HEIGHTS

SHEET
10 OF 12
11/12/2023



703 SUBJECT PROPERTY 715

EXISTING

SCALE:1/8"=1'-0"



703 SUBJECT PROPERTY 715

PROPODED

SCALE:1/8"=1'-0"

N E W SPACE ARCHITECTS

NEW SPACE ARCHITECTS LTD.
623 MELROSE AVENUE KENILWORTH IL 60043
TEL.: (847) 729 8492 EMAIL: POzga@NewSpaceArchitects.com

REVISIONS:

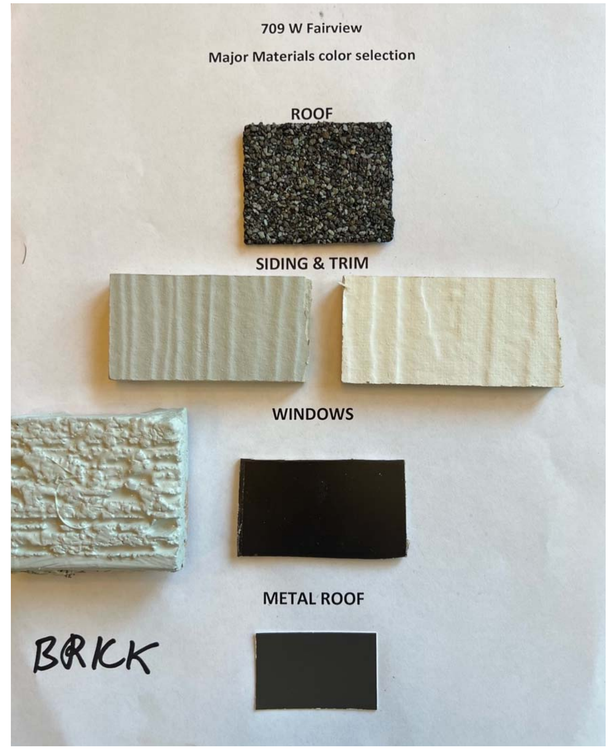
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

STATE OF ILLINOIS
P. W. POZGA
001-005571
LICENSED ARCHITECT

KONIECKI RESIDENCE
709 W. FAIRVIEW ARLINGTON HEIGHTS

SHEET 9 OF 12

11/12/2023





NORTH ELEVATION (STREET SIDE)

SCALE:1/4"=1'-0"

ITEM	MATERIAL	MANUFACTURER	COLOR
x ROOF #1	Asphalt Shingles	Timberline	NANTUCKET MORNING
x SIDING # 1 (VERTICAL)	Engineered Wood	LP	LIGHT MIST
x GUTTERS /FASCIA	Aluminum	Amerimax	Dark Bronze
x Siding #2 (HORIZONTALI)	Engineered Wood	LP	LIGHT MIST
x TRIM	Engineered Wood	LP	ARCTIC WHITE
x WINDOWS	Vinyl	Advanced Windows	Dark Bronze
x ROOF #1	Aluminum	MENERDS Brand	Burnished Slate
x GARAGE DOOR	Aluminum		Dark Bronze
x GUTTERS /FASCIA	Aluminum	Amerimax	Dark Bronze
x BRICK WALL	Clay	Stain	LIGHT MIST Stain
x WINDOWS	Vinyl	Advanced Windows	Dark Bronze
x COLUMNS	Cedar	STAIN	ARCTIC WHITE Stain

MATERIAL SCHEDULE

NEW SPACE ARCHITECTS
NEW SPACE ARCHITECTS LTD .
623 MELROSE AVENUE KENILWORTH IL 60043
TEL.: (847) 729 8492 EMAIL: POzga@NewSpaceArchitects.com

REVISIONS:

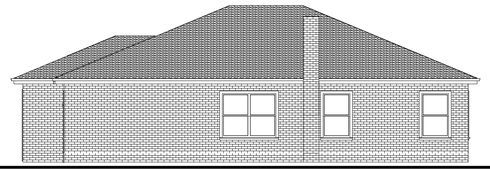
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

STATE OF ILLINOIS
001-
LICENSED ARCHITECT

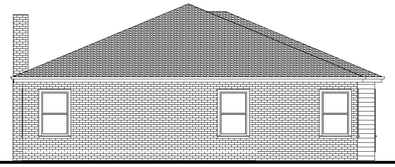
KONIECKI RESIDENCE
709 W. FAIRVIEW ARLINGTON HEIGHTS

SHEET 12 OF 12

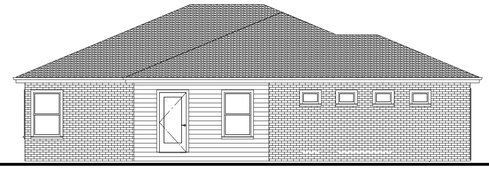
11/12/2023



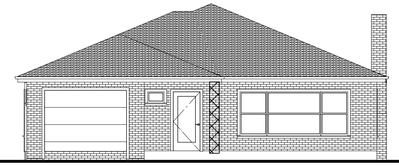
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

EXISTING ELEVATIONS

SCALE:1/8"=1'-0"



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED ELEVATIONS

SCALE:1/8"=1'-0"

N E W SPACE ARCHITECTS

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623 MELROSE AVENUE KENILWORTH IL 60043
TEL.: (847) 729 8492 EMAIL: POzga@NewSpaceArchitects.com

REVISIONS:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

STATE OF ILLINOIS
P. W. POZGA
001-013571
LICENSED ARCHITECT

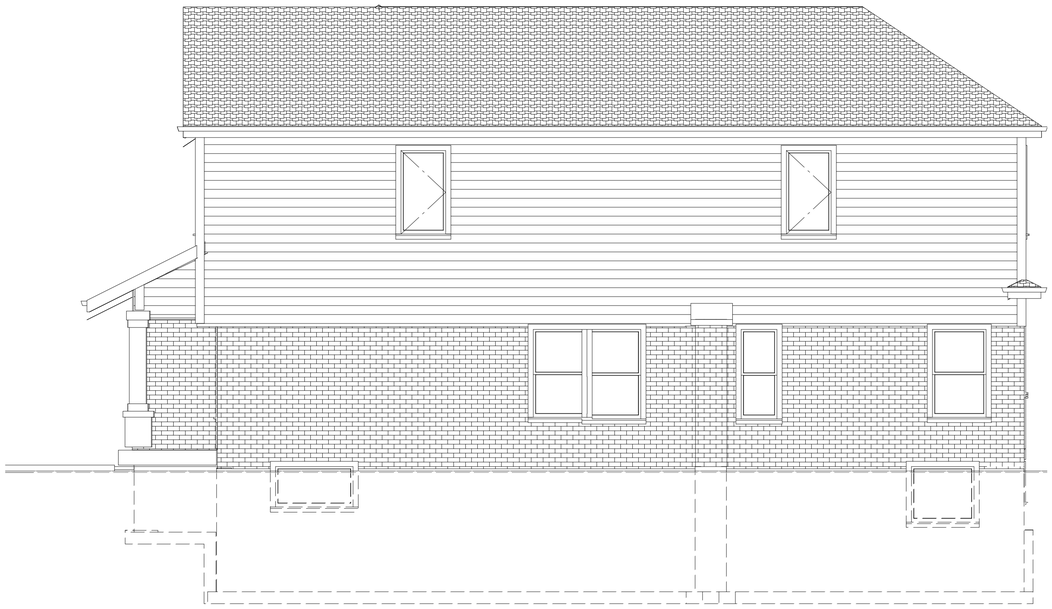
KONIECKI RESIDENCE
709 W. FAIRVIEW ARLINGTON HEIGHTS

SHEET
8 OF 12
11/12/2023



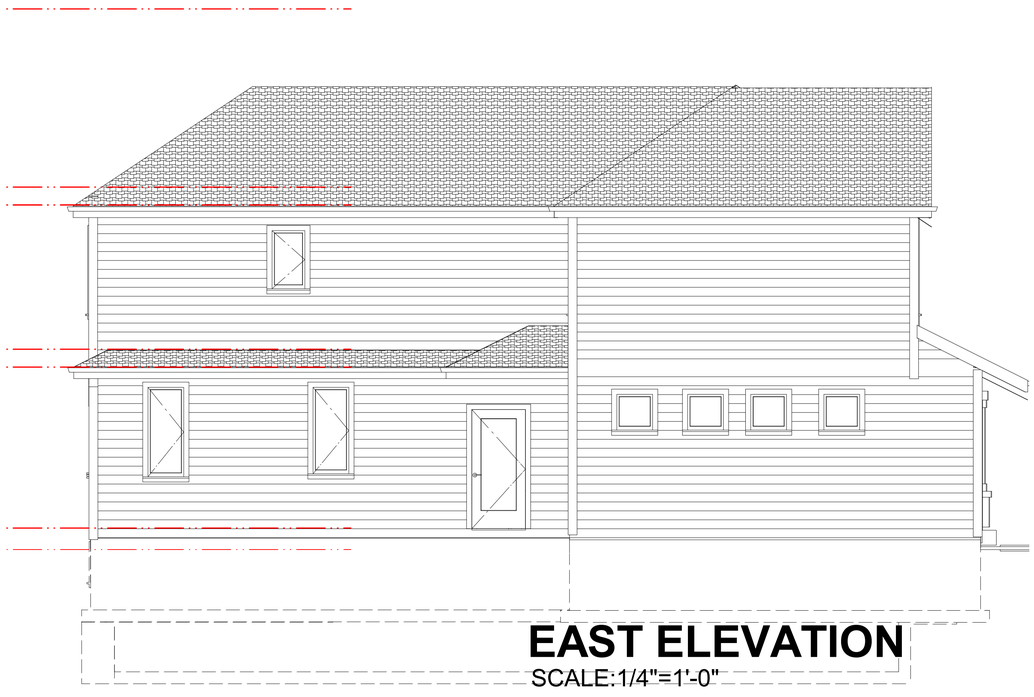
SOUTH ELEVATION

SCALE:1/4"=1'-0"



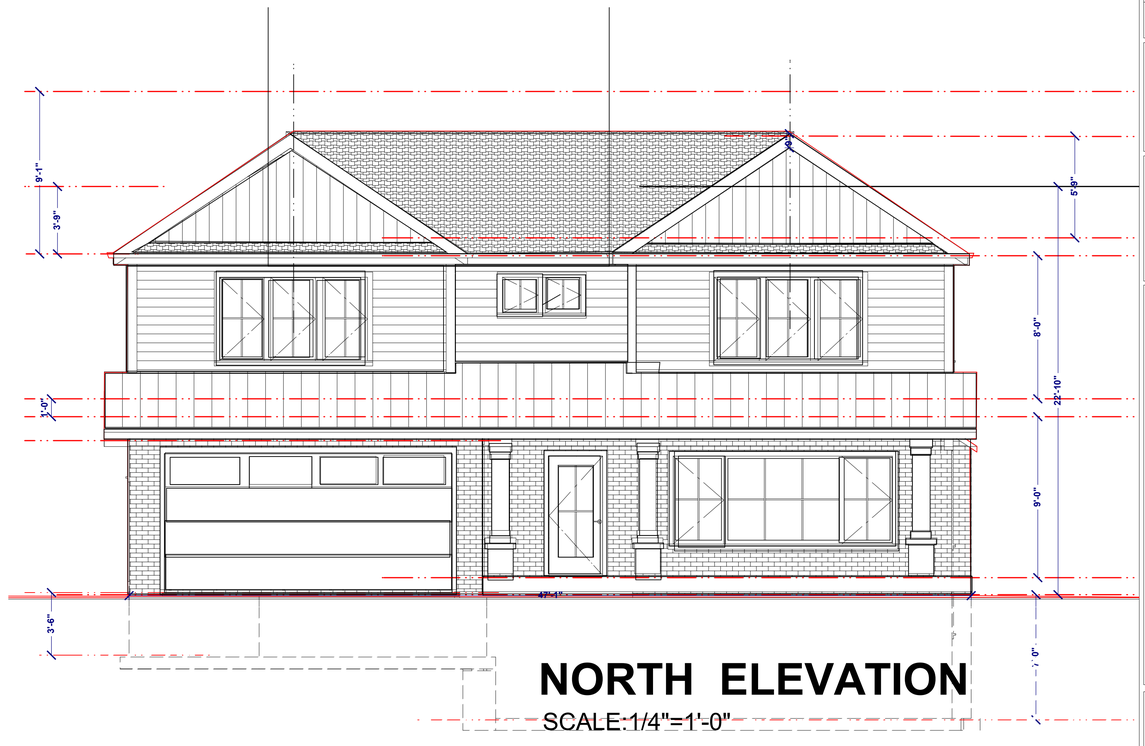
WEST ELEVATION

SCALE:1/4"=1'-0"



EAST ELEVATION

SCALE:1/4"=1'-0"



NORTH ELEVATION

SCALE:1/4"=1'-0"

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ARCHITECTS

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REVISIONS:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND LOCAL ORDINANCES

STATE OF ILLINOIS
001-0[illegible]
LICENSED ARCHITECT

KONIECKI
RESIDENCE
709 W. FAIRVIEW ARLINGTON HEIGHTS

SHEET
7 OF 12

11/12/2023

Design Commission
11/28/2023

Item: DC#23-055 - Chase Bank - 585 E. Palatine Rd. / Commercial

Department: Planning & Community Development Department

Requested Action

Approval of the proposed architectural design for a new bank building.

RECOMMENDATION

It is recommended that the Design Commission require revisions and re-review the proposed architectural design for Chase Bank to be located at 585 E. Palatine Road. This recommendation is based on the plans received 9/22/23, exterior elevations received 11-15-23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The proposed sloped roof massing combined with the flat roof massing has a somewhat random and odd appearance that is out of context in this location. Overall, Staff feels that the quality of the proposed design needs improvement. Staff recommends omitting the sloped roof, and revising the design based on the flat roof prototype examples included in the Staff Report.

2. If the Design Commission agrees with the proposed sloped roof concept, then further design development of the large north wall of brown siding and the tall blank stone walls is recommended.

3. Confirm and clarify the fence/screening material and appearance for the wall-mounted utility equipment on the east elevation.

4. The proposed solar panels mounted on the sloped metal roof will be highly visible and will have a poor appearance, which the Design Commission should evaluate. A revised flat roof design for the building would have the added benefit of fully screening the solar panels with parapet walls on all sides.

5. Per code, only one wall sign is allowed per street frontage. The subject site has frontage on Palatine and Rand Road, allowing two wall signs. The proposed design includes five wall signs, which is excessive and not allowed. The signs will either need to be revised to comply with code, or if the petitioner feels there

is a unique circumstance and hardship, sign variations can be requested.

6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	**Type**
Staff Report	Report
Exhibits	Exhibits
Photos	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Chase Bank	**DC Number:**	23-055
Project Address:	585 E. Palatine Road	**Petitioner Name:**	Terron Wright
Prepared By:	Steve Hautzinger	**Petitioner Address:**	The Architects Partnership 200 S. Michigan Avenue, Suite 1020 Chicago, IL 60604
Date Prepared:	November 17, 2023	**Meeting Date:**	November 28, 2023

Requested Action(s):
Approval of the proposed architectural design for a new bank building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a bank with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The petitioner is proposing to demolish an existing retail building, previously occupied by an AT&T store, to build a new free-standing bank building with two drive-through lanes. The subject property functions as an outlot of the Town & Country Shopping Center, but it is a separate parcel of land and is not part of the shopping center Planned Unit Development (PUD). The site is located on the corner of Palatine Road and Rand Road. The scope of the project includes a complete redevelopment of the site with a new parking area, drive-through lanes, and landscaping.

Architectural Design:
The proposed design appears to be based on current Chase Bank prototype design standards as seen in the internet examples below, with the same materials, colors, and wall signage. However, the proposed design includes a sloped standing seam metal roof over the majority of the building, with one smaller portion of the design having a flat roof. The proposed sloped roof massing combined with the flat roof massing has a somewhat random and odd appearance that is out of context in this location. The prototype examples with varying combinations of flat roof massing are nicely designed with a much more cohesive, modern, and refined appearance.

The proposed palette of exterior materials and colors looks very good, and they are nicely coordinated, but due to the sloping roof, the north wall of brown siding becomes quite tall and monotonous. Additionally, the flat roof portion of the building with tall stone walls is also lacking detail. If the Design Commission agrees with the proposed sloped roof concept, then further design development of the large north wall of brown siding and the tall blank stone walls is recommended.

Overall, Staff feels that the quality of the proposed design needs improvement. Staff recommends omitting the sloped roof, and revising the design based on the flat roof prototype examples below.



Chase Bank Building – Prototype Example 1



Chase Bank Building – Prototype Example 2

Mechanical Equipment Screening:
All exterior mechanical equipment and utility meters are required to be screened from view. The proposed design includes a large rooftop mechanical unit which is located on the flat roof, and fully screened by the tall parapet walls. The design also includes wall mounted utility meters located on the east elevation. The meters appear to be screened by some type of fence, but the petitioner should confirm and clarify the material and appearance of the fencing.

According to the roof plan, the proposed design includes the potential to cover the roof with solar panels. While the use of solar energy is encouraged, the proposed solar panels mounted on the sloped metal roof will be highly visible and will have a poor appearance. A revised flat roof design for the building would have the added benefit of fully screening the solar panels with parapet walls on all sides.

Signage:
Per code, only one wall sign is allowed per street frontage. The subject site has frontage on Palatine and Rand Road, allowing two wall signs. The proposed design includes five wall signs, which is excessive and not allowed. The signs will either need to be revised to comply with code, or if the petitioner feels there is a unique circumstance and hardship, sign variations can be requested.

Trash Screening:
The plans include one small free standing exterior trash enclosure, which is proposed to be built with the same stone to match the building.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed architectural design for Chase Bank to be located at 585 E. Palatine Road. This recommendation is based on the plans received 9/22/23, exterior elevations received 11-15-23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The proposed sloped roof massing combined with the flat roof massing has a somewhat random and odd appearance that is out of context in this location. Overall, Staff feels that the quality of the proposed design needs improvement. Staff recommends omitting the sloped roof, and revising the design based on the flat roof prototype examples included in the Staff Report.
2. If the Design Commission agrees with the proposed sloped roof concept, then further design development of the large north wall of brown siding and the tall blank stone walls is recommended.
3. Confirm and clarify the fence/screening material and appearance for the wall-mounted utility equipment on the east elevation.
4. The proposed solar panels mounted on the sloped metal roof will be highly visible and will have a poor appearance, which the Design Commission should evaluate. A revised flat roof design for the building would have the added benefit of fully screening the solar panels with parapet walls on all sides.
5. Per code, only one wall sign is allowed per street frontage. The subject site has frontage on Palatine and Rand Road, allowing two wall signs. The proposed design includes five wall signs, which is excessive and not allowed. The signs will either need to be revised to comply with code, or if the petitioner feels there is a unique circumstance and hardship, sign variations can be requested.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 17, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-055

LOCATION MAP (N.T.S)

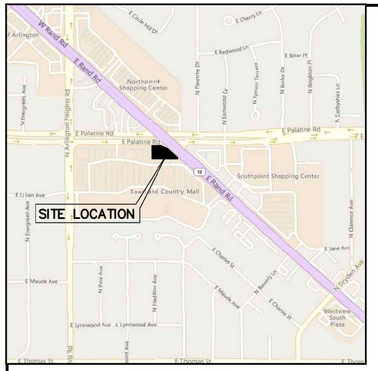
585 E PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET NUMBER
1 OF 1.

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555
PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

Plotted By:—— September 21, 2023 6:11:04 PM K:\CHS_LDEV\168580032_Chase_ArlingtonHeights_A1\2 Design\CAD\Exhibits\Site Location Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS NOTED OR SHOWN HEREON

8. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN A RESERVATION FOR PUBLIC HIGHWAY RECORDED MAY 6, 1932 AS DOCUMENT 11084966.

9. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN AN EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 27, 1981 AS DOCUMENT 25981904.

NOTES

REGARDING SCHEDULE B EXCEPTIONS:

SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 10, 11 AND 12 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

8. 40 FOOT RESERVATION FOR PUBLIC HIGHWAY PER DOCUMENT 11084966, PLOTTED HEREON.

9. EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 27, 1981 AS DOCUMENT 25981904 IS BLANKET IN NATURE OVER THE ADJOINING SHOPPING CENTER DRIVES. NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

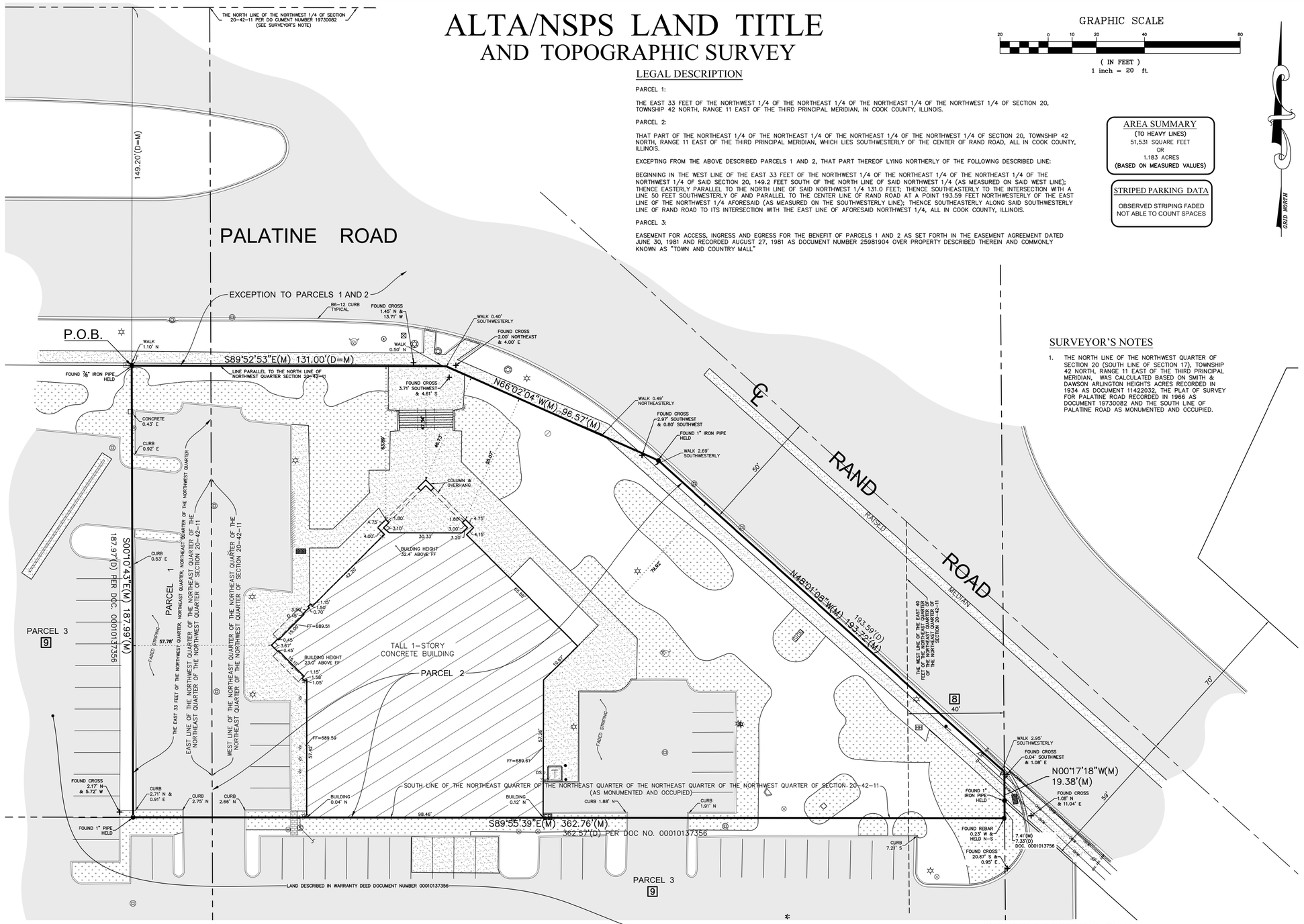
ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR



LEGAL DESCRIPTION

PARCEL 1:

THE EAST 33 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHWESTERLY OF THE CENTER OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1 AND 2, THAT PART THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE WEST LINE OF THE EAST 33 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, 149.2 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON SAID WEST LINE); THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 131.0 FEET; THENCE SOUTHEASTERLY TO THE INTERSECTION WITH A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTER LINE OF RAND ROAD AT A POINT 193.59 FEET NORTHWESTERLY OF THE EAST LINE OF THE NORTHWEST 1/4 AFORESAID (AS MEASURED ON THE SOUTHWESTERLY LINE); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD TO ITS INTERSECTION WITH THE EAST LINE OF AFORESAID NORTHWEST 1/4, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE EASEMENT AGREEMENT DATED JUNE 30, 1981 AND RECORDED AUGUST 27, 1981 AS DOCUMENT NUMBER 25981904 OVER PROPERTY DESCRIBED THEREIN AND COMMONLY KNOWN AS "TOWN AND COUNTRY MALL"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH

AREA SUMMARY
(TO HEAVY LINES)
51,531 SQUARE FEET
OR
1.183 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA
OBSERVED STRIPING FADED
NOT ABLE TO COUNT SPACES

SURVEYOR'S NOTES

1. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 (SOUTH LINE OF SECTION 17), TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WAS CALCULATED BASED ON SMITH & DAWSON ARLINGTON HEIGHTS ACRES RECORDED IN 1934 AS DOCUMENT 11422032, THE PLAT OF SURVEY FOR PALATINE ROAD RECORDED IN 1966 AS DOCUMENT 19730082 AND THE SOUTH LINE OF PALATINE ROAD AS MONUMENTED AND OCCUPIED.

GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1148959-CHI2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF SEPTEMBER 20, 2022.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)

3. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0201J, HAVING A REVISED DATE OF AUGUST 19, 2008.

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 10/21 AND 10/24/2022.

PIN: 03-20-101-016
OWNER: TOWN & COUNTRY CHICAGO

5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF X222871567. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X222840567. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON. ALSO, PRIOR TO FIELD WORK ON THIS SITE, THE UNDERGROUND DETECTIVE PROVIDED UTILITY LOCATING SERVICES ON SITE AND THE INFORMATION OBTAINED BY THE SURVEYOR FROM THESE MARKS ARE SHOWN HEREON.

6. IN ACCORDANCE WITH TABLE A ITEM 10, NO PARTY WALLS WERE OBSERVED ALONG PROPERTY LINES CONTIGUOUS WITH ADJOINING PROPERTIES.

7. IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

8. IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

9. IN ACCORDANCE WITH TABLE A ITEM 6(B), A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

UTILITY CONTACTS

CABLE
COMCAST – MARTHA GIERAS
224-229-5862
MARTHA_GIERAS@COMCAST.COM

ELECTRIC
COMED
630-576-7094

GAS
NICOR GAS
GASMAPS@NICOR.COM

COMMUNICATIONS
AT&T
G11629@ATT.COM

MCI/VERIZON – INVESTIGATIONS TEAM
ASC.INVESTIGATIONSTEAM@ASGINC.US
CC: INVESTIGATIONS@VERIZON.COM

WIDE OPEN WEST – PAUL FLINKOW
630-536-3139
PAUL.FLINKOW@ASTOUND.COM

WATER / SANITARY / STORM
VILLAGE OF ARLINGTON HEIGHTS – STEVE MULLANY
847-368-5800
SMULLANY@VAH.COM

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11(A), 11(B), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-24-22.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: 11/02/2022

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/24

SCOTT C. KREBS 35-3509 AURORA, ILLINOIS
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

J:\PSDATA\2022 PROJECTS\22.0290\22.0290 LTS TOPO.DWG

811 Know what's below. Call before you dig.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	REVISIONS	DRAWN BY	CHECKED BY	BOOK 638 PG 69-71
	DATE	MRA	SK	
	BY	PC		

DATE: 11-2-22

CLIENT
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
630-487-9900 FAX: 630-487-9930
WWW.KIMLEY-HORN.COM

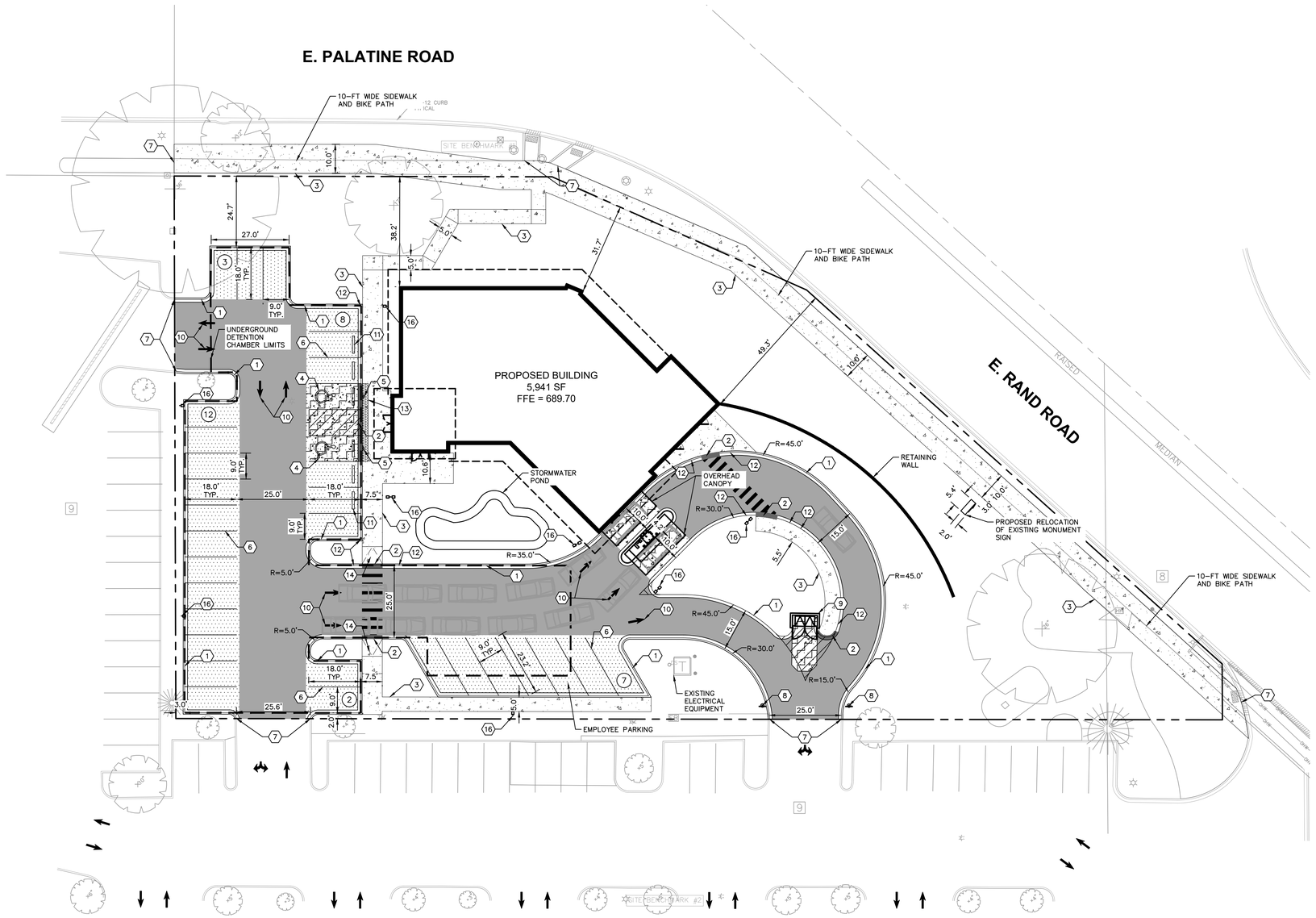
PROJECT
CHASE BANK
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 2

PROJ. NO.: 22.0290



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. DO NOT ENTER SIGN, TYP.
9. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. SITE DIRECTIONAL MARKINGS
11. WHEEL STOP (SEE DETAILS)
12. TRANSITION FROM DEPRESSED CURB TO B6.12 OVER TWO PARKING STALLS
13. 2' WIDE TACTILE WARNING STRIP
14. ACCESSIBLE RAMP (SEE DETAILS)
15. 12" WHITE PAINTED SOLID LINE, TYP. (3' C-C)
16. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE PHOTOMETRIC PLANS)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (VILLAGE STANDARD)	= 20	SPACES
STANDARD PARKING SPACES PROVIDED	= 32	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2	SPACES
TOTAL PARKING SPACES PROVIDED	= 34	SPACES

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CHASE

SITE PLAN

CHASE BANK
585 E. PALATINE RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 06/12/23
KHA PROJECT NO. 168558032
SHEET NUMBER C1.0

Drawing name: K:\CHS_LDEV\168558032_Chase_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C1.0 - SITE PLAN.dwg C1.0 Sep 21, 2023 3:33pm by Josh.Williams
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SCALE: $\frac{3}{16}$" = 1'

0 5' 15' 30'

CHASE

PALATINE RD. AND RAND

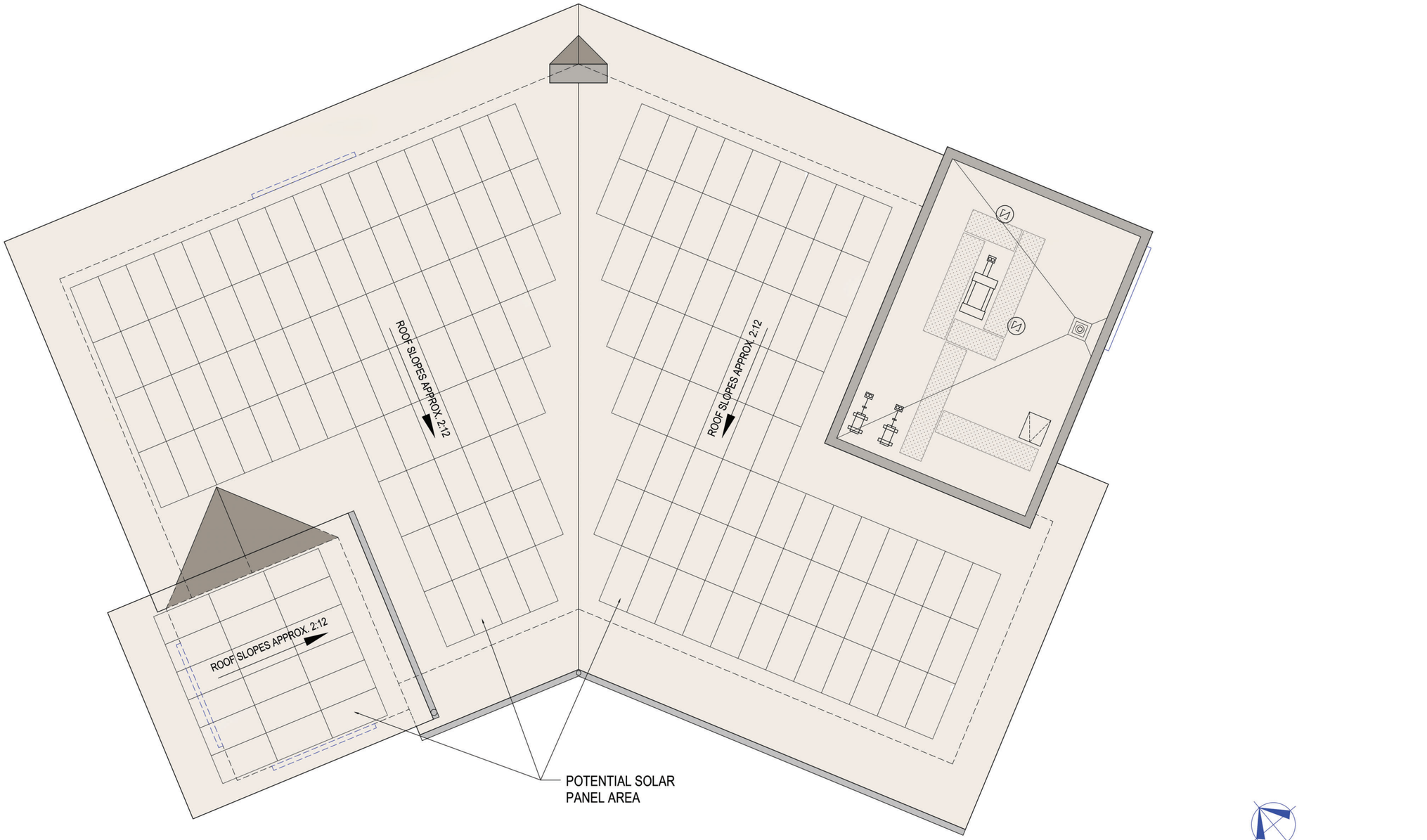
585 E Palatine Rd.
Arlington Heights, IL 60004

FLOOR PLAN

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019



SCALE: $\frac{3}{16}$" = 1'

0 5' 15' 30'

CHASE

PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

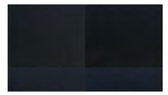
ROOF PLAN

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap



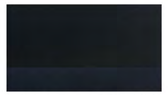
STORE FRONT
COLOR: BLACK ANODIZED
ALUM.



CLEAR GLASS



CAST STONE
COLOR: LIMESTONE
CORONADO



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.



FIBER CEMENT
COLOR: BARK
NICHIHA



FIBER CEMENT
COLOR: ASH NICHIHA



ROOF STANDING SEAM SYSTEM
COLOR: CITYSCAPE
BERRIDGE



BEAMS
COLOR: NATURAL
WOOD



SOFFIT - T&G SYSTEM
COLOR: NATURAL
WOOD



ROOF FASCIA
COLOR: BLACK ALUMINUM
PAC-CONTINUOUS



NORTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

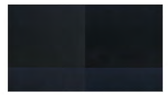
ARCHITECTURAL ELEVATIONS

11.15.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
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TAP Project Number: 23019

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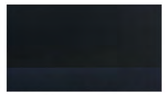
STORE FRONT
COLOR: BLACK ANODIZED
ALUM.



CLEAR GLASS



CAST STONE
COLOR: LIMESTONE
CORONADO



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.



FIBER CEMENT
COLOR: BARK
NICHIHA



FIBER CEMENT
COLOR: ASH NICHIHA



ROOF STANDING SEAM SYSTEM
COLOR: CITYSCAPE
BERRIDGE



BEAMS
COLOR: NATURAL
WOOD



SOFFIT - T&G SYSTEM
COLOR: NATURAL
WOOD



ROOF FASCIA
COLOR: BLACK ALUMINUM
PAC-CONTINUOUS



WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PALATINE RD. AND RAND

585 E Palatine Rd.
Arlington Heights, IL 60004

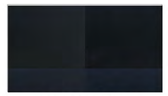
ARCHITECTURAL ELEVATIONS

11.15.2023

Architect/Designer

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200 South Michigan Avenue
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TAP Project Number: 23019

tap



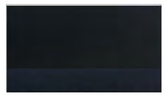
STORE FRONT
COLOR: BLACK ANODIZED
ALUM.



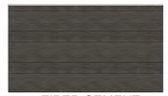
CLEAR GLASS



CAST STONE
COLOR: LIMESTONE
CORONADO



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.



FIBER CEMENT
COLOR: BARK
NICHIHA



FIBER CEMENT
COLOR: ASH NICHIHA



ROOF STANDING SEAM SYSTEM
COLOR: CITYSCAPE
BERRIDGE



BEAMS
COLOR: NATURAL
WOOD



SOFFIT - T&G SYSTEM
COLOR: NATURAL
WOOD



ROOF FASCIA
COLOR: BLACK ALUMINUM
PAC-CONTINUOUS



SOUTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

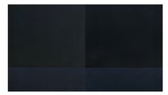
PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

ARCHITECTURAL ELEVATIONS

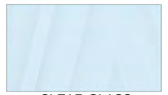
11.15.2023

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200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
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tap



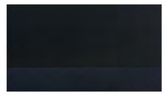
STORE FRONT
COLOR: BLACK ANODIZED
ALUM.



CLEAR GLASS



CAST STONE
COLOR: LIMESTONE
CORONADO



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.



FIBER CEMENT
COLOR: BARK
NICHIHA



FIBER CEMENT
COLOR: ASH NICHIHA



ROOF STANDING SEAM SYSTEM
COLOR: CITYSCAPE
BERRIDGE



BEAMS
COLOR: NATURAL
WOOD



SOFFIT - T&G SYSTEM
COLOR: NATURAL
WOOD



ROOF FASCIA
COLOR: BLACK ALUMINUM
PAC-CONTINUOUS



EAST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

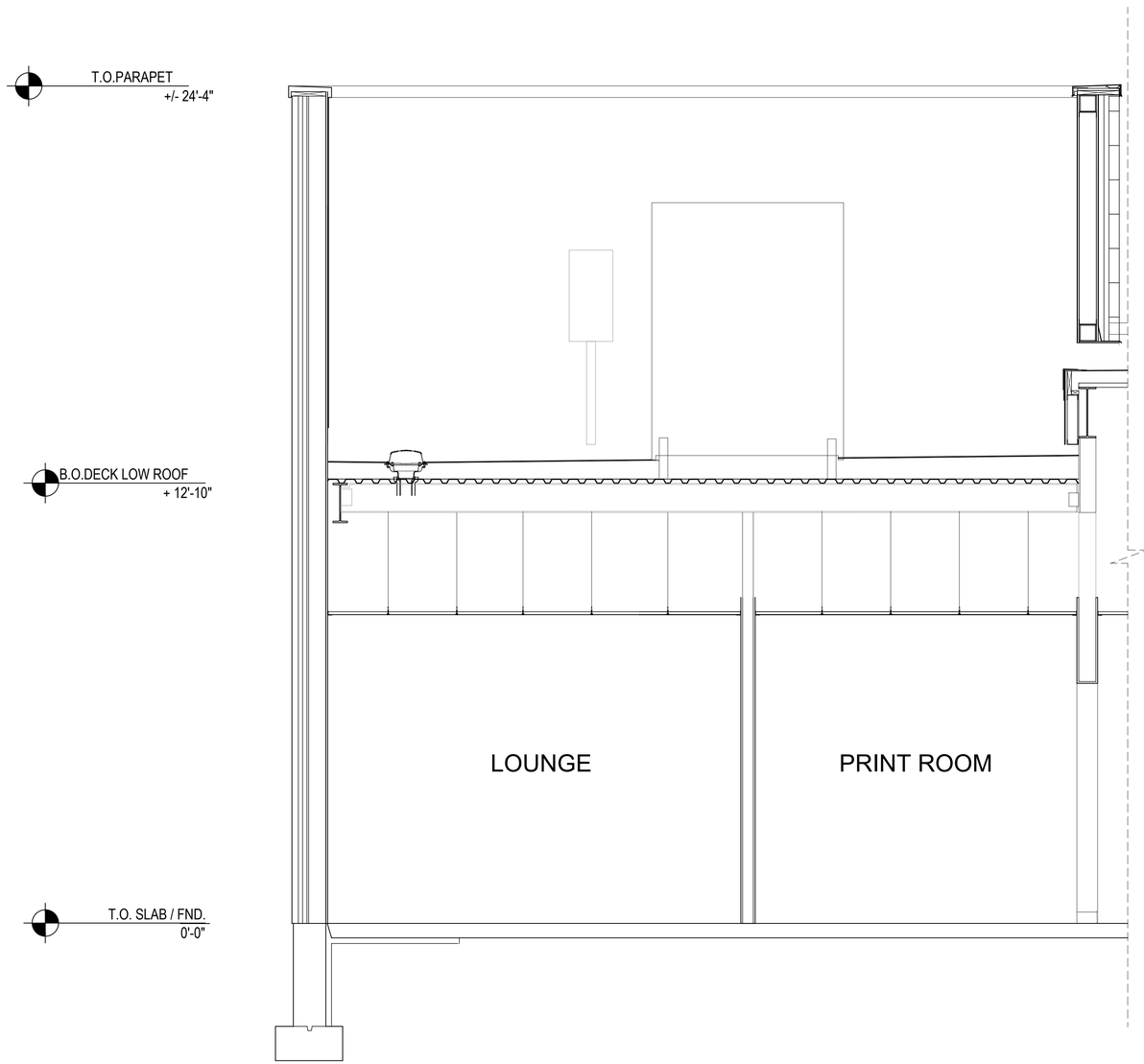
PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

ARCHITECTURAL ELEVATIONS

11.15.2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap



SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PALATINE RD. AND RAND

585 E Palatine Rd.
Arlington Heights, IL 60004

BUILDING SECTION

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap



THIN STONE VENEER
COLOR: MINESTONE CHISELED
MFR: CORONADO

TONGUE & GROOVE
COLOR: SPICE CHEST
MFR: DURAGROOVE

ROOF FASCIA
COLOR: BLACK
MFR: TBD

GLASS
COLOR: CLEAR
MFR: TBD

FIBER CEMENT
COLOR: ASH
MFR: NICHIHA

STANDING SEAM SYSTEM
COLOR: CITYSCAPE
MFR: BERRIDGE



FIBER CEMENT
COLOR: BARK
MFR: NICHIHA

PSL STAIN
COLOR: AMERICAN NUT BROWN
MFR: TBD

CANOPY & STOREFRONT
COLOR: BLACK ANODIZED ALUM.
MFR: TBD



THIN STONE VENEER
COLOR: MINESTONE CHISELED
MFR: CORONADO

CHASE

PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

MATERIAL BOARD

09.19.2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap



METAL ROOF
COLOR: CITYSCAPE
MANUFACTURER: PAC-CLAD



WOOD SOFFIT
COLOR: NATURAL WOOD



ACM
COLOR: CLEAR ANODIZED
MANUFACTURER: ARCONIC



BEAMS
COLOR: NATURAL WOOD



FIBER CEMENT
COLOR: ASH
MANUFACTURER: NICHIHA



CANOPY, STOREFRONT & SUNSHADE
COLOR: BLACK ANODIZED



FIBER CEMENT
COLOR: BARK
MANUFACTURER: NICHIHA



CAST STONE
COLOR: LIMESTONE CREAM CHISELED
MANUFACTURER: CORONADO

CHASE
PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

MATERIALS BOARD
10. 02. 2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap

The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

MATERIALS LIST

Petitioner Name: Terron Wright
Date: 09/22/2023
Project: Chase Bank – Arlington Rand
Location: 585 E Palatine Road

Commercial building:

- Fiber Cement

  Manufacturer: NICHIHA
  Product: Vintagewood – Wood series
  Color: "Bark"
  Size: 18" nominal x 72" nominal and 120"nominal



  Manufacturer: NICHIHA
  Model: Vintagewood – Wood series
  Color: "Ash"
  Size: 18" nominal x 72" nominal and 120"nominal



- Manufactured Thin Stone Veneer

  Manufacturer: Coronado Stone Products
  Product: Chiseled Limestone
  Color: Cream
  Size: 24: wide x 12" high x 1" thick



- Beams - Parallel Strand Lumber

  Manufacturer: TBD
  Product: PSL
  Color: Natural Wood
  Size: NA



- Soffit – Tongue and Groove System

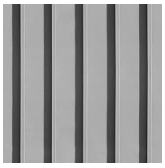
  Manufacturer: TBD
  Product: Tongue and Groove system
  Color: Natural Wood
  Size: TBD



The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

- Roof – Standing seam

  Manufacturer: Berridge
  Product: Standing seam
  Color: Cityscape
  Size: NA



- Roof Fascia

  Manufacturer: TBD
  Product: Aluminum
  Color: Black anodized
  Size: NA



- Canopy, Sunshades & Storefront

  Manufacturer: TBD
  Product: Aluminum
  Color: Black anodized
  Size: NA



- Clear Glassing

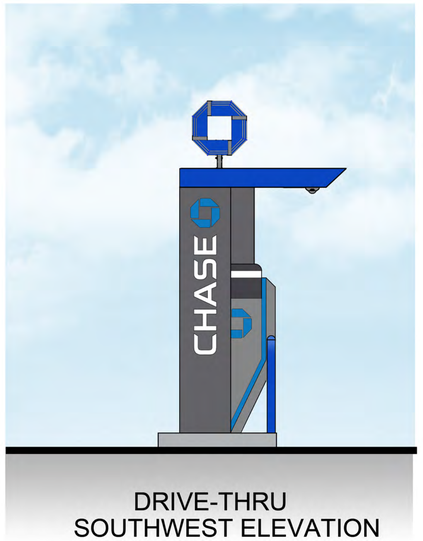
  Manufacturer: TBD
  Product: Glass
  Color: Clear
  Size: NA



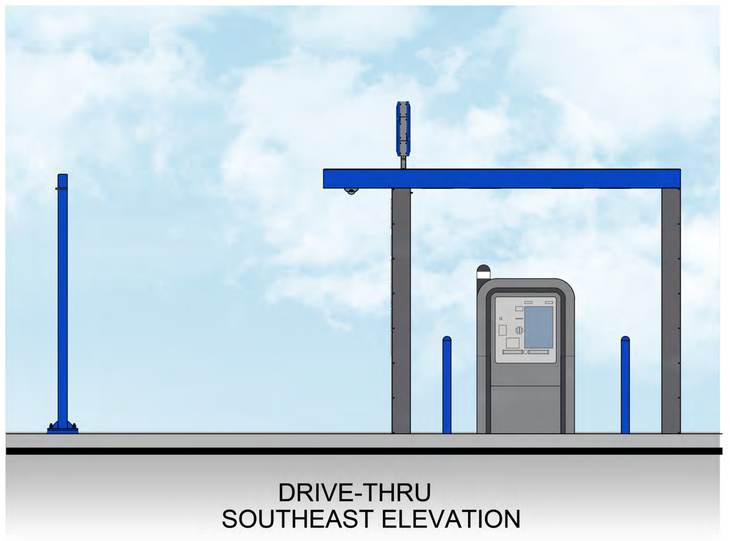
- Spandrel Glassing

  Manufacturer: Oldcastle
  Product: Spandrel glass
  Color: Warm Gray
  Size: NA

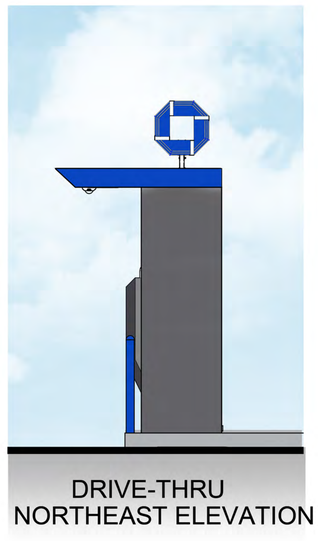




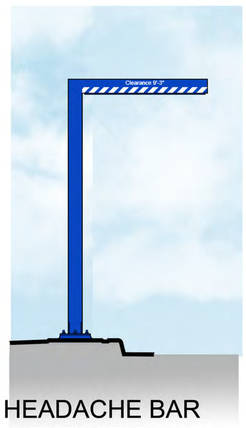
DRIVE-THRU
SOUTHWEST ELEVATION



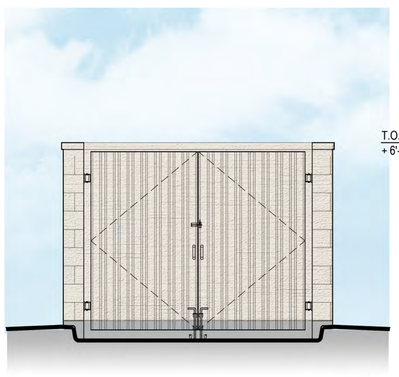
DRIVE-THRU
SOUTHEAST ELEVATION

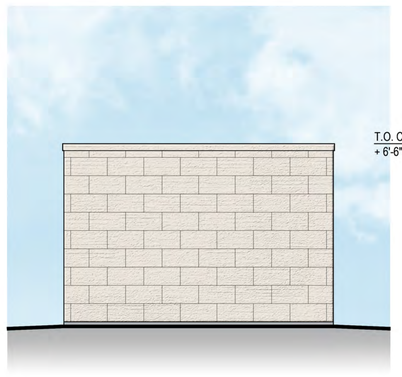


DRIVE-THRU
NORTHEAST ELEVATION



HEADACHE BAR
ELEVATION





TRASH ENCLOSURE

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PALATINE RD. AND RAND
585 E Palatine Rd.
Arlington Heights, IL 60004

ARCHITECTURAL ELEVATIONS

09.19.2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap





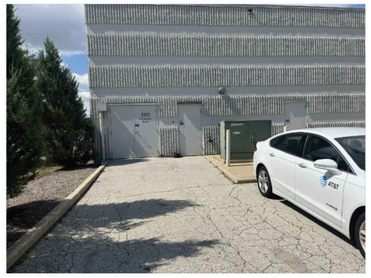






















CHASE

PALATINE RD. AND RAND

585 E Palatine Rd.
Arlington Heights, IL 60004

PHOTOGRAPHIC REPORT
SITE

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap

SOUTH - COMMERCIAL DEVELOPMENT

















CHASE

PALATINE RD. AND RAND

585 E Palatine Rd.
Arlington Heights, IL 60004

PHOTOGRAPHIC REPORT
SURROUNDING AREA

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap

WEST





E RAND ROAD - NORTHEAST





E PALATINE ROAD - NORTH















CHASE

PALATINE RD. AND RAND

585 E Palatine Rd.
Arlington Heights, IL 60004

PHOTOGRAPHIC REPORT
SURROUNDING AREA

09.19.2023

Architect/Designer

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TAP Project Number: 23019

tap